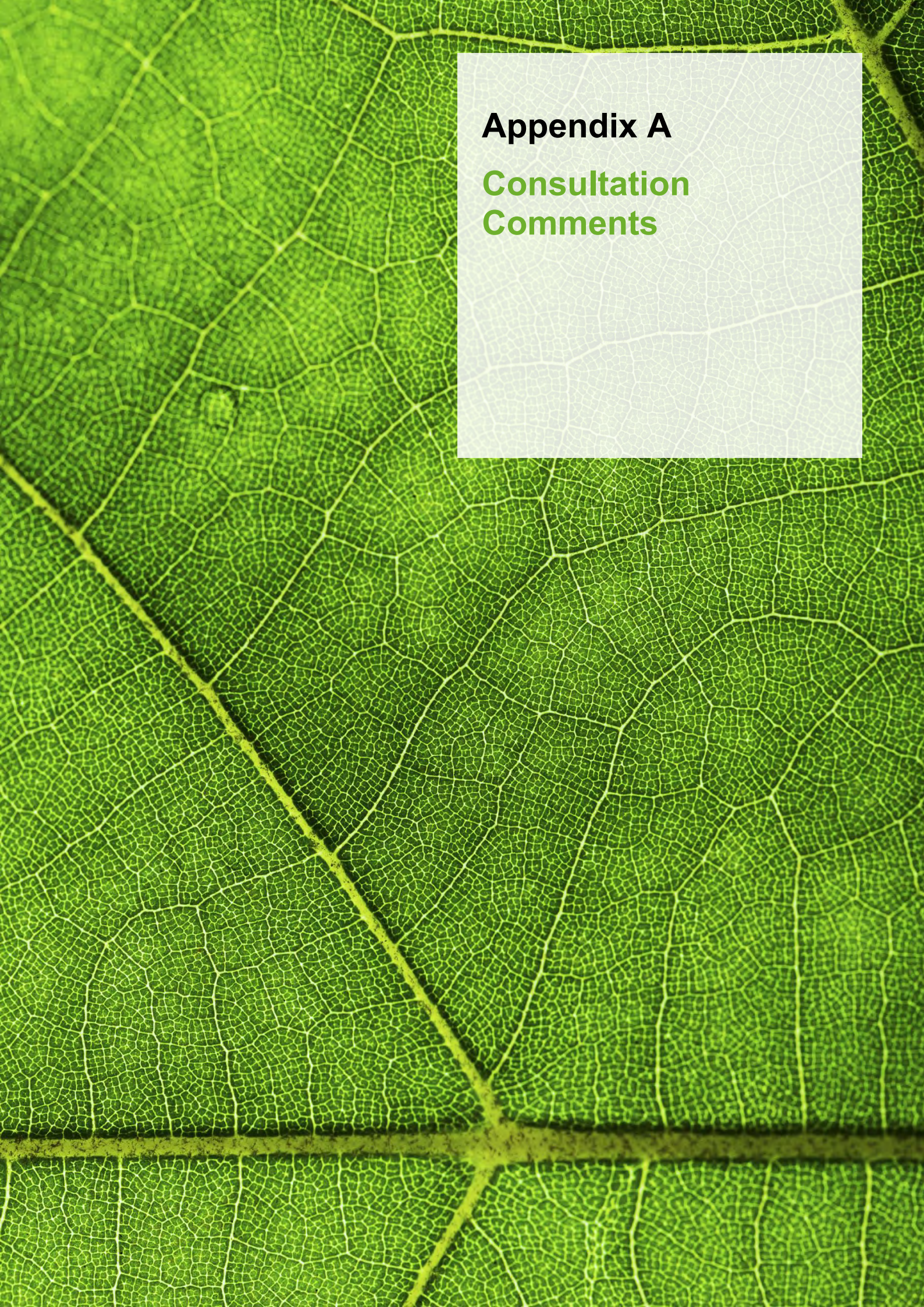


Appendix A

Consultation Comments

Table A.1: Consultation comments received on the SA Scoping Report (consulted on in April 2019)

Respondent	Representation	Response
Environmental Agency	We recommend that the following is added in the section of the table titled "National Plans and Programmes": ■ "Guidance on insurance and planning in Flood Risk Areas for Local Planning Authorities in England: Association of British Insurers/National Flood Forum", 2013 ■ Environment Act, 1995 ■ "Adapting to Climate Change: A guide for local councils" – DEFRA 2010 ■ "UKCP18 Science Overview: Executive Summary" – Met Office, January 2019 ■ "The National Flood and Coastal Erosion Management Strategy for England" – DEFRA/Environment Agency, October 2017 ■ "Natural Flood Management – Working with Natural Processes" – DEFRA/Environment Agency, October 2017 ■ "Anglian river basin District: Flood Risk Management Plan 2015-21" – Parts A to C, SEA and Habitats Regs Assessment (Environment Agency 2016) ■ "Suffolk Local Flood Risk Management Strategy", 2012 ■ "Essex and South Suffolk Shoreline Management Plan" – Environment Agency, 2010 ■ "East Suffolk Catchment Flood Management Plan" – Environment Agency, 2009 ■ Great Ouse Catchment Flood Management Plan" – Environment Agency, 2011 ■ North Essex Catchment Flood Management Plan – Environment Agency, 2009 ■ "Broadland Rivers Catchment Flood Management Plan" – Environment Agency, 2009 ■ "Sudbury and Great Cornard Surface Water Management Plan" – Suffolk County Council/BMT Ltd, February 2019 ■ "Babergh District Council Level 1 and Level 2 Strategic Flood Risk Assessment", 2009 ■ Mid Suffolk District Council Level 1 Strategic Flood Risk Assessment, 2008 ■ Babergh District Council Water Cycle Study, 2011 ■ Suffolk County Council Preliminary Flood Risk Assessment (2011) and update (2017) ■ "Adapting to climate change: A guide for local councils" – DEFRA, 2010	**Place Services' response** These Plans and Programmes will be added to the relevant contextual review section of the SA. **LUC's response** Reference to the listed documents has been made where they are considered relevant in the section 'Climate Change Adaptation and Mitigation' in **Appendix B (Policy Review and Baseline Information)** of this SA Report.

Respondent	Representation	Response
	■ "UKCP18 Science Overview: Executive Summary" – Met Office, January 2019 ■ "The National Flood & Coastal Erosion Risk Management Strategy for England" – DEFRA/Environment Agency, September 2011	
	3.3.7 – Biodiversity We would recommend that this section is enhanced as it is not fully effective in the current environmental and climate emergency. This section should make reference to the need within Babergh and Mid Suffolk for a network of high quality habitats in the wider countryside supporting populations of birds, native mammals, invertebrates and plants and that these habitats are vital in their own right and for the ecosystem services they provide for the Districts. The range of ecosystem services nature provides should be specifically outlined. Reference also should be made to ensure existing and new habitats are connected to enable wildlife to move through the Districts and is able to adapt to the changing climate. Reference needs to made to all designated sites and the wider countryside being enhanced by any development proposals (and that any damage to existing sites is not acceptable) as part of the requirement to ensure development delivers a net gain in biodiversity.	**Place Services' response** The SA at the Regulation 18 stage will focus on making suitable recommendations regarding high quality habitats where relevant. **LUC's response** The section 'Biodiversity' in **Appendix B (Policy Review and Baseline Information)** of this SA Report looks at biodiversity within the BMSDC area and identifies the need within both Districts for a network of high-quality habitats. Specific reference is made to designated biodiversity assets within both Districts. Information on climate change is provided in the section 'Climate Change Adaptation and Mitigation. Biodiversity net gain is addressed in the JLP.
	3.3.8 – Landscapes This section should be enhanced by specifically making reference to the requirement to protect, enhance, and restore both protected and non-designated landscapes. Landscapes in Babergh and Mid Suffolk have suffered significant damage in the last 70 years as a result of agricultural intensification and the resultant simplification of the farmed landscape. This has been through the effective loss of mixed farming systems and increases in field sizes with associated loss of hedgerows, woodland and farm ponds. Reference needs to be made to the crucial role development can play in enhancing and restoring landscapes both within and outside protected landscapes.	**Place Services' response** The SA at the Regulation 18 stage will focus on making suitable recommendations regarding the crucial role development can play in enhancing and restoring landscapes both within and outside protected landscapes habitats where relevant. **LUC's response** The protection, enhancement and restoration of both protected and non-designated landscapes is addressed in the SA.
	3.3.9 - Water Environment More detail should be provided in this section. Specific reference should be made to the water resource issues that apply to Babergh and Mid Suffolk in terms of current and future water availability and how vital water efficiency measures will be in any new housing and industrial development as the population grows and our climate continues to change. Water efficiency should be encouraged in existing homes and businesses. In regards to the Water Framework Directive (WFD), it should be made clear that all public bodies are responsible for delivering the objectives of WFD. The text found in the Technical Appendix of this letter may prove useful in strengthening and clarifying this section of the	**Place Services' response** Additional baseline information will be added to the relevant Annex within the SA. **LUC's response** The section 'Land and Water Resources' in **Appendix B (Policy Review and Baseline Information)** of this SA Report looks at water resource issues that apply to the JLP area. Reference is made to the European Water Framework Directive (2000) under the 'Policy context' section.

Respondent	Representation	Response
	Sustainability Appraisal. We would suggest that the objectives for WFD on page 45 of the Sustainability Appraisal are moved up to this section as this is when WFD is first mentioned. As always, scoping reports should also contain more local information on WFD. An overview of WFD waterbodies and RBMP2 WFD current status would be beneficial in this section. This section should also reference protected sites within the water environment such as sections of the Stour and Orwell Estuaries which is a SSSI and SPA under the Habitats Directive. The scoping report should reference the habitats directive, outline the protected features of the sites and their associated objectives which are more stringent than those for WFD. In addition, the table on page 53 in the "water" section, 2nd box, the Habitats directive should be referenced against the paragraph discussing Natural England and protected areas. In the segment on page 5, in section 3.2 "Policies, Plans and Programmes (Stage B1)", The Habitats Directive needs to be listed among the other policies and plans highlighted. This section also references Alton Reservoir, but this needs to be expanded upon as large sections of both of these Districts are covered by Drinking Water protected areas and Safeguard Zones. The Scoping report should highlight the existence of these protected sites and the need to safeguard these areas (particularly from diffuse runoff – pesticides) in order to protect the quality of public drinking water supply.	The section 'Biodiversity' in **Appendix B (Policy Review and Baseline Information)** of this SA Report looks at both estuaries in the BMSDC area, in addition to SSSIs and SPAs. Reference is made to the European Habitats Directive (1992).
	Table 25: The SA Objectives Objective 9 "to reduce contribution to climate change" in the SA Objectives table on page 54 has this ticked as an 'Environmental' and 'Social' issue only. We would suggest that the 'Economic' box is also ticked. The social and economic costs of not reducing climate change impact and being prepared to adapt to it are likely to be much higher than responsible early reduction in contribution/effects. This is likewise the case for objective 10 in the same table. Objective 11 "To conserve and enhance biodiversity and geodiversity" has a direct impact on social effects and wellbeing. It is difficult to separate out which environmental impacts will not have social and economic impacts. For this reason, it may be beneficial to have included a statement acknowledging these are integrated and inseparable and in turn that care for a high quality environment is part of a holistic approach to ensuring a sustainable future for social and economic growth.	**Place Services' response** These amendments have been made in the SA. **LUC's response** This comment was not relevant to LUC's SA Scoping Report.
	3.3.10 – Climate and Energy We welcome the addition of the first bullet point in this section. However, as referenced in our response above, this would be better placed in section 3.3.9 (Water Environment). This also applies to the paragraphs referring to water companies, water supply and drought plans as well the main river map.	**Place Services' response** These amendments have been made in the SA. **LUC's response** This comment was not relevant to LUC's SA Scoping Report.

Respondent	Representation	Response
	Table 27: SA Framework for Assessing the Plan We are pleased to see on page 58 in section 6 that the objective has been amended to include water quality as well as water resources. The only improvement that should be made to enhance this would be to include a proposed guide question of "will it protect and enhance protected sites under the habitats directive"?	**Place Services' response** This question, and the notion of water related impacts, is covered within the Biodiversity objective. The Plan's HRA / AA also informs the SA. **LUC's response** We will continue to use this SA Objective that looks at both water quality and water resources. The guide question has not been amended due to the fact a different SA Objective, SA Objective 11, addresses biodiversity.
	3.4.1: The Compatibility of the SA Objectives The health/open space paragraph on page 56 should be refined as recreation can take many forms and some forms may be incompatible with some biodiversity but there can be overlap. It is unlikely that any land is 'purely for landscape use' as most land is multifunctional (for example footpaths on flood storage reservoirs/local wildlife sites/ farmland). Recreation that might damage biodiversity should clearly be sited away from sensitive sites. Government policy on Biodiversity since Sir John Lawton's 'Making Space for Nature' (2010) report is that an integrated network of bigger, better and more joined up wildlife sites is needed for a sustainable future for Britain's biodiversity. The Sustainability Appraisal could be enhanced by referencing the aspiration for this approach to achieve a sustainable future for biodiversity in the light of habitat fragmentation and climate change. Current research suggests that the current protection of Local Wildlife Sites and Local Nature Reserves is not working effectively and that Sustainability Appraisals could go further. Essentially, habitat creation and enhancement is needed to create this network and it is important that provision is included for this.	**Place Services' response** These amendments have been made in the SA. **LUC's response** The section 'Population, Health and Wellbeing' in **Appendix B (Policy Review and Baseline Information)** of this SA Report provides a summary of the results of BMSDC's Open Space Assessment (2019). The protection of Local Wildlife Sites and Local Nature Reserves is addressed in the SA
	3.5.3 – The SA Framework for Assessing Site Options On page 66 in section 5 there is reference to conserving and enhancing water quality and resources as well as reference to source protection zones. This assessment should also look at the proximity to Surface Water Safeguard Zones as well as Source Protection Zones for groundwater. In addition, we would also advise including a site criteria for proximity to protected areas/conservation sites.	**Place Services' response** These issues have been explored in the SA of site options. **LUC's response** The section 'Land and Water Resources' in **Appendix B (Policy Review and Baseline Information)** of this SA Report makes reference to Water Safeguard Zones and Source Protection Zones. Water Safeguard Zones cover the majority of Babergh and Mid Suffolk Districts. Therefore, in order to identify particular locations where there is a significant risk to drinking water, proximity to Source Protection Zones only have been used in the site assessment criteria, as these are more locationally specific.

Respondent	Representation	Response
Historic England	We welcome the list of Policies, Plans and Programmes on pp5-18 of the report. We also suggest you include the following: ■ The Convention for the Protection of the Architectural Heritage of Europe ■ Ancient Monuments & Archaeological Areas Act 1979 ■ Government's statement on the Historic Environment ■ Suffolk Minerals Plan ■ Historic Environment Record ■ AONB Management Plans ■ Conservation Area Character Appraisals and Management Plans ■ Listed building Heritage Partnership Agreements	**Place Services' response** These Plans and Programmes will be added to the relevant contextual review section of the SA. **LUC's response** Reference has been added to the listed documents where relevant in the section 'Historic Environment' in **Appendix B (Policy Review and Baseline Information)** of this SA Report. Reference to the Suffolk Minerals & Waste Local Plan is provided in the section 'Land and Water Resources' under the 'Policy context' section, whilst reference to the AONB Management Plans is provided under the 'Policy context' section in the section 'Landscape'.
	The historic environment is considered the most appropriate term to use as a topic heading as it encompasses all aspects of heritage, for example the tangible heritage assets and less tangible cultural heritage. Modern convention and consistent with the NPPF is to refer to scheduled monuments rather than scheduled ancient monuments, given that a wide range and age of monuments are scheduled (eg p21) Similarly we suggest the use of the term Registered Park and Garden, again consistent with the NPPF. See p21 of the Scoping report).	**Place Services' response** These amendments have been made in the SA. **LUC's response** The suggested terms have been used in this SA Report.
	All designated heritage assets (Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, and Protected Wrecks) within the area should be identified. Mapping these assets provides a greater indication of their distribution and highlights sensitive areas. However the maps on p 43 are of such a scale that it is difficult to interpret. We suggest that these maps should be produced at A4 for greater clarity. We also would expect non-designated heritage assets to be identified. These include, but are not confined to, locally listed buildings. In addition to the above, we would expect reference to currently unknown heritage assets, particularly sites of historic and archaeological interest. The unidentified heritage assets of the District should be acknowledged and outlined in this section. Identification and mapping of designated and non-designated heritage assets at risk can provide an indication of clusters and themes.	**Place Services' response** These amendments have been made in the SA. **LUC's response** Please see Figures B.18 and B.19 in **Appendix B (Policy Review and Baseline Information)** of this SA Report which display where the designated heritage assets are within the BMSDC area. Both designated and non-designated heritage assets have been taken into account in the SA and through the Heritage Impact Assessment undertaken by LUC.

Respondent	Representation	Response
	Historic England's Good Practice Advice Note 1 contains advice on other relevant sources of evidence. These include Conservation Area Appraisals and Management Plans, Local Lists, Historic Characterisation assessments and any other in-house and local knowledge. We recommend that these other sources of evidence are considered as part of the SA process.	
	We broadly welcome the issues identified in the report. We would also suggest that other Key Sustainability Issues for the Historic Environment should include: ■ Conserving and enhancing designated and non-designated heritage assets and the contribution made by their settings ■ Heritage assets at risk from neglect, decay, or development pressures; ■ Areas where there is likely to be further significant loss or erosion of landscape/seascape/townscape character or quality, or where development has had or is likely to have significant impact (direct and or indirect) upon the historic environment and/or people's enjoyment of it ■ Traffic congestion, air quality, noise pollution and other problems affecting the historic environment	**Place Services' response** These considerations have been explored in the SA in the assessment of Policy, sites and reasonable alternatives where relevant. **LUC's response** Noted. Where site specific opportunities arise relating to potential development locations, these are identified in the Heritage Impact Assessment.
	We would expect to see consideration of opportunities. It is considered that the historic environment can make a significant contribution to the success of development and there may be opportunities for the enhancement of the historic environment which comes from sustainable development proposals. It is considered that the Sustainability Appraisal should highlight these opportunities.	**Place Services' response** At this current stage, the impacts on the Historic Environment highlighted within the SA are necessarily precautionary and recommendations exist within the Plan to ensure further evidence is gathered at the planning application and Plan level. **LUC's response** The SA has drawn on the Heritage Impact Assessment undertaken by LUC.
	The historic environment should be a factor when considering a method for the generation of alternative proposals. The impact of proposals on the significance of heritage assets should be taken into consideration at an early stage. In terms of sites, this should be based on more than just measuring the proximity of a potential allocation to heritage assets. Impacts on significance are not just based on distance or visual impacts, and assessment requires a careful judgment based on site visits and the available evidence base.	**Place Services' response** At this current stage, the impacts on the Historic Environment highlighted within the SA are necessarily precautionary and recommendations exist within the Plan to ensure further evidence is gathered at the planning application and Plan level. **LUC's response** The SA has drawn on the Heritage Impact Assessment undertaken by LUC.
	In preparation of the forthcoming Sustainability Appraisal, we encourage you to draw on the knowledge of local conservation officers, the county archaeologist and local heritage groups.	**Place Services' response**

Respondent	Representation	Response
		Input has been included from Place Services historic environment specialists in the identification of effects and recommendations. **LUC's response** The SA has drawn on the Heritage Impact Assessment undertaken by LUC, which has looked at a range of information sources.

Table A.2: Consultation comments received on the referred Options SA (consulted on between July and September 2019)

Representation ID	Respondent	Representation	LUC's Response
16235	David Howorth	LP10 doesn't seem to meet the requirements. 'Plans for the needs of those wishing to build their own homes' would seem to require the council to allocate some land for the purpose. Instead, the Council is setting up a register, which does to achieve anything towards the goal, it simply serves as a record of unmet demand. With regard to LP23, this should be more specific about requirements for reducing new developments dependence on fossil fuels, such as having no gas or oil burners and energy must be renewable. There is a serious deficiency in proposed policy LP23 because it appears to be based on the policies expressed in the Green Building Council Policy Playbook. However, it is missing a vital part of that rule. With regard to LP25, the period of three months seems to be unreasonably short. Therefore, some renewable energy schemes may experience longer gaps and the three-month period should be extended. The description of Building Regulation in the glossary is incorrect. The SA is too optimistic in its assessments.	LUC was appointed in November 2019 to carry out the SA of the Babergh Mid Suffolk Joint Local Plan. All site options and policies have been re-appraised in this SA Report.
16239	Forestry Commission	Thank you for consulting the Forestry Commission. As a Non Ministerial Government Department, we provide no opinion supporting or objecting to a policy, an application or site allocation. Rather we provide information on the potential impact that a proposed development would have on ancient woodland. Having reviewed the Sustainability Appraisal Environmental Report, June 2019, I am happy to confirm that the Environmental Report complies with the Government's 'Standing Advice' on the importance and protection of ancient woodland.	Noted.
17134	AONB Team	The SA does not reference either the Dedham Vale Area of Outstanding Natural Beauty (AONB) and Stour Valley Management Plan 2016 -2021 or the Suffolk Coast & Heaths Area of Outstanding Natural Beauty Management Plan 2018-2023. Under the landscape/townscape SA Framework objective there is no criteria to assess impacts on the Dedham Vale or the Suffolk Coast & Heaths AONBs	Noted.

Representation ID	Respondent	Representation	LUC's Response
		It is not clear how the impacts on the nationally designated landscapes or their settings have been assessed even at a high level to support residential allocations in or with their setting.	
17348	Mr Alan Walmsley	This report is obviously a desk exercise, based on a formulaic approach governed by legislative guidance. As such, it is a tick box exercise which is completely pointless and merely signs off the JLP without examining it in any depth. It is very obvious that the plans have major issues within them, not the least being that some of the policies conflict with each other. Others are not policies at all, but re-statements of the obvious. Other policies display a complete lack of understanding of the major industries of the area.	LUC was appointed in November 2019 to carry out the SA of the Babergh Mid Suffolk Joint Local Plan. LUC has built on and developed the earlier SA work in this stage of the JLP preparation process.
17526	Amber REI Holdings Ltd	**SP01** "No alternative options are put forward at this stage, as there is no evidence to suggest that the housing requirement should be set at any level other than the local housing need figure". The current JLP minimum housing requirements does not accord with the standard method and therefore should be revised. **SP02** In its current form, the policy does not allow for variation in provision in line with requirements set out within neighbourhood plans, nor was this option tested as an alternative. This option should be tested through the SA and subsequently included within the JLP Policy, in order to meet objective 4 of the SA **SP03** Settlement hierarchy does not include provision for previously development land to come forward for development outside of settlement boundaries. This in inconsistent with the SA's statement that PDL in the first instance is a common theme throughout the plan's environmental policies. This should be reflected in the strategic policies in order for it to be effective. **PDL** The SA states that "The development of previously developed land in the first instance is a common theme throughout the Plan's environmental policies." the current wording of certain policies are not sufficiently flexible to allow for the redevelopment of PDL outside of designated settlement boundaries. It is therefore clear that the Plan as currently drafted fails to achieve 'PDL in the first instance'	**SP01** BMSDC are of the view that the housing requirement is correctly calculated and that there are no reasonable alternatives that need to be subject to SA. **SP02** Policy SP02 is a strategic policy and BMSDC are of the view that the reasonable alternatives to this strategic policy approach have been adequately considered for the purposes of SA. **SP03** The primary purpose of Policy SP03 is to define a settlement hierarchy. Brownfield land has been taken into account in defining settlement boundaries. Policy SP03 states that outside of the defined boundaries in isolated locations development will only be permitted in exceptional circumstances. The role of the SA is to promote sustainable development by assessing the extent to which the emerging Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. PDL (i.e. brownfield land) is included in the Site Assessment Assumptions and Criteria. **PDL** The JLP recognises that the supply of brownfield land is limited in the JLP area. Where brownfield land has come forward through the SHELAA for consideration as site allocations, they have been subject to SA..

Representation ID	Respondent	Representation	LUC's Response
		and should be amended in line with the suggestions in this Representation to achieve this. **LP20** LP20 makes no reference to the setting of heritage assets as correctly identified in SA Objective 12. As suggested above, the policy should be amended to reflect this and to acknowledge that there are scenarios where existing development has a significant detrimental effect on a designated heritage asset and therefore alternative development proposals which improve this will be supported.	**LP20** A Heritage Impact Assessment undertaken by LUC has informed the re-drafting of Policy LP20 (now numbered Policy LP21), as well as the SA process, and the choice of sites to be allocated in the JLP.
17799	Dr John Caesar	In Annex E, for example site ALT20 (p197) and other sites for Needham Market, there is an issue with a statement that "Needham Market has a good relationship to the wider transport network courtesy of the train station and A14". This is inaccurate, as there is limited clearance access under the railway, the road itself is not of a standard for high traffic volumes, and it floods frequently. It is also disappointing that site ALT20 has still been included as an alternative site since access through the flood zone has already been deemed unsuitable.	All policies and site options have been re-appraised in this SA Report.
17859	Stradbroke Parish Council	Stradbroke Parish Council responded to the SA and Local Plan with multiple objections. The Parish state that the SA and the policies are ineffective, with the main ineffective polices being: ■ Policy SP05 Employment Land; ■ Policy LP12 Safeguarding Economic Opportunities; ■ Policy LA099 Allocation: Land at Eye Airfield, Eye; and ■ Policies LA 080- LA 083 Stradbroke NP village allocations. The Parish state that these polices fail to meet the requirements of, Schedule 1 and Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004 and do not assess the impacts of these Policies on different issues as required. Cranswick Poultry Production factory on Eye Airfield is not a major infrastructure development however, the Parish view the developments size as major and it meets the size requirements of Schedule 2 developments in the EIA Regulations. The Applicant requested a scoping opinion for the factory proposal, but this was not carried out. The proposal was granted planning permission despite there being no scoping opinion and an outstanding highways requirement. Reasonable alternatives were also not considered. According to the Parish, the impact of this development on other polices promoting population and human health have not been assessed.	Noted. All policies and site options have been re-appraised in this SA Report.

Representation ID	Respondent	Representation	LUC's Response
		Furthermore, an "EIA Schedule 2" project scoping opinion was requested by the Applicant for the factory but not carried out between January and March 2017 for a development proposal later submitted as Planning application DC/17/05666. The Parish noted the Applicant requested a screening determination and MSDC determined it in favour of the Applicant on his own grounds despite an outstanding SCC Highways requirement for transport information. The Parish are also concerned about the social, environmental and economic impacts of the development, such as transport, waste and local supply chain effects. Transport modelling has not been completed and transport evidence bases have not been reference. The Parish state that the Local Plan is now glossing this development and the emerging policies will potentially disadvantage residence and businesses within the community, as they do not consider the offsite impacts of the factory. The Parish suggest that the potential regional impact on land values from the rise of localised large scale poultry farming have not been assessed. Applying a brown field uplift value to greenfield agricultural land value must been modelled. This is especially important where a sub-regional housing land value is created by scale housing policy allocations such as in Stradbroke. Finally, the Parish state that Stradbroke NP Village Allocations is a policy in itself and the whole policy should be assessed accordingly, not just the individual sites.	
17909	Mr and Mrs Kathy & Ray Barry	Information made available for the consultation is not only unprofessional but misleading, almost to the point of deceiving. The Sustainability report is 1700 pages politically correct "Cods Wallop" that does not even cover within the assessment matrix material issues which should be taken into consideration. The Sustainability matrix does not take into account two very material and important issues when looking at potential sites. The SA report only takes into consideration potential flooding on proposed site and not any risk created to others. Access to proposed sites is the potential difference between sustainable well being for existing residents or a living hell as a result of traffic congestion and the consequent environment impact. The plan suggests the old SHELAA site SS020 is included within the proposal but on an alternative basis as site ALT14, I am at a loss to establish this from the published documents. Inclusion of this site is absolutely bonkers. The Sudbury and Great Cornard Surface Water Management Plan your consultants had access to, make it abundantly clear this site is within the CRITICAL DRAINAGE AREA. Food risk to the are a would not only require full	LUC was appointed in November 2019 to carry out the SA of the Babergh Mid Suffolk Joint Local Plan. LUC has been tasked with building on and developing existing SA work for the remaining stages of the JLP preparation process. In the SA Scoping Report, LUC suggested some amendments to the existing SA criteria. SA Objective 10 looks into reducing vulnerability to extreme weather events and flooding as a result of climate change, in addition to increasing resilience to these extreme weather events. SA Objective 16 seeks to encourage sustainable methods of travel and gives consideration to congestion. All site options have been re-appraised in this SA Report.

Representation ID	Respondent	Representation	LUC's Response
		betterment but also huge engineering works to ensure no deviation of flood flow path. The preferred site LA042 or old SHELAA site SS0242 is now proposed to accommodate 500 new properties. No one at the LPA has taken on board what BMT are telling you!	
17999	JB Planning Associates (Mr and Mrs Britnell)	**SA Objectives 3.1 and 3.2** It is highly questionable whether the proposed allocation is within 1km of a main employment area. The ports of Felixstowe and Harwich may be within a 1km radius of the site but access by road is considerably further by road via the B1456 to join the national highway which is heavily congested at peak times. Local employment opportunities are limited and accordingly the SA should record the impacts as 'uncertain/unknown' rather than 'positive'. **SA Objective 12.1** Our clients do not consider the SA adequately considers the harm that would be caused to the significance of a designated heritage asset and its setting. This should be reflected in the scoring and the impacts adjusted from 'uncertain' to 'negative'. Our clients would also point out that due its age, their property has shallow foundations and the construction activities associated with any new development in the immediate vicinity could lead to vibration issues. There are correspondingly practical reasons why and new development should be located away from the farmhouse. **SA Objective 13.1** In our clients opinion the status conferred to the AONB and the contribution that the adjoining countryside makes to its character and appreciation has not been adequately considered by the SA. They therefore disagree with the assessment findings. The landscape within the area would be sensitive to change and the effect of any development would be permanent, long-term, and have a 'negative' rather than a 'positive' impact.	**SA Objectives 3.1 and 3.2** LUC was appointed in November 2019 to carry out the SA of the Babergh Mid Suffolk Joint Local Plan. LUC has been tasked with building on and developing existing SA work for the remaining stages of the JLP preparation process. All site options have been re-appraised in this SA Report using the Site Assessment Criteria and Assumptions in Appendix B of the SA Scoping Report. **SA Objective 12.1** LUC has undertaken a Heritage Impact Assessment for BMSDC, which has informed the site appraisals in this SA Report. **SA Objective 13.1** All site options have been re-appraised in this SA Report. Further evidence on landscape sensitivity was carried out by LUC which was taken into account the potential effects on the AONBs.

Representation ID	Respondent	Representation	LUC's Response
		SA Objectives 16.1 and 16.2 The SA correctly records the impact of the proposed development as 'negative' (Objective 16.1) and reflects this point within the associated closing commentary for Site LA075. Our clients would however reiterate that Shotley Street is not a sustainable location for additional development other than a modest quantum that is commensurate with the size of the village and continue to have concerns in relation to the capacity of the B1456 to serve further housing given the commitments that exist at HMS Ganges.	**SA Objectives 16.1 and 16.2** All site options have been re-appraised in this SA Report.
18002	Environment Agency	**Page 13 - wastewater** In reference to the Waste Water Recycling comments on page 13 – new (2018) figures show both Stowmarket and Hadleigh are at around 91% of capacity, and development will need to be discussed with Anglian water to ensure wastewater treatment capacity will be available in a timely manner. Growth must be phased in line with water company provision of capacity and development must not be occupied until capacity is available. 'Water company upgrades/improvements' are not always needed to provide additional capacity; for example the company may be able to carry out management options, so this phrase could be changed to one more general to just say that 'ensuring growth is phased in line with water company provision of wastewater treatment capacity'.	This SA Report contains information on wastewater in the section 'Land Water Resources' in **Appendix B (Policy Review and Baseline Information)** of this SA Report. Pressure on wastewater treatment facilities is identified as a key sustainability issue in this report. The SA has been informed by the findings of the Water Cycle Study.
18003	Environment Agency	**Page 13 – climate change and energy section** This climate change and energy section references drought. The plan area is considered one of the driest regions in the UK and based on climate change predictions and Anglian Water's forecasting there is an increased likelihood of drought and increased stress on current and future water supplies. There should therefore be more emphasis on water efficiency, impacts that increased likelihood of drought will have on WFD objectives and the area's protected sites.	The section 'Land and Water Resources' in **Appendix B (Policy Review and Baseline Information)** of this SA Report outlines the likelihood of drought and stress on water supply. The SA has been informed by the findings of the Water Cycle Study.
18006	Environment Agency	Paragraph 5.5.2 acknowledges water efficiency and reduction in water consumption during the operational phase of building. This could be further enhanced by acknowledging the need during the construction phase too.	Noted. The role of the SA is to promote sustainable development by assessing the extent to which the emerging Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The pressure on water resources is recognised in this SA Report

Representation ID	Respondent	Representation	LUC's Response
18573	Pegasus Group (Endurance Estates)	These representations (in attachment) identify a number of discrepancies as to how draft Policy LA036 has been assessed. The Sustainability Appraisal should be updated in light of the matters raised in these representations.	LUC was appointed in November 2019 to carry out the SA of the Babergh Mid Suffolk Joint Local Plan. LUC has been tasked with building on and developing existing SA work for the remaining stages of the JLP preparation process. All policies and site options have been re-appraised in this SA Report.
18903	Stradbroke Parish Council	SA and policies are ineffective. They fail to meet the requirements of Schedule 1 and 2 of the Environmental Assessment of Plans and Programmes Regulations 2004 nor assess the impacts of these policies as required. HRA must be reassessed as LA099 is erroneously assessed. Ways to mitigate potentially adverse effects have not been considered.	LUC has been appointed to carry out the remaining SA work on the Babergh Mid Suffolk Joint Local Plan. All policies and site options have been re-appraised in this SA Report.
18961	Evolution Town Planning (Mr E. Bauly & Mr B. Bauly)	Support from the landowner for the allocation of site LA074. Rejection of claims in the Sustainability Appraisal that the development will harm the landscape and will be constrained by flood risk.	All site options have been re-appraised in this SA Report and have been informed by a landscape sensitivity study and Strategic Flood Risk Assessment.
19034	Strutt & Parker (M Scott Properties Ltd)	There are elements within the Sustainability Appraisal (SA) which do not accurately reflect Site LA055 and have consequently led to an inaccurate assessment.	All site options have been re-appraised in this SA Report on a consistent basis using the same criteria and assumptions set out in **Appendix C (Assumptions Applied for the Sustainability Appraisal of Site Options)**.
19241	Babergh Green Party	We note that on p. 64, Table 28, Sustainability Assessment Framework for Assessing the Plan's Site Options shows that 'Reducing contribution to Climate Change' is now the revised Objective #9. In view of comments made throughout these representations, we recommend that this is restyled as Objective #1. We also found this document, written as it is in a very small point size, difficult to read and absorb and respectfully request that the final Sustainability Appraisal is produced in a more easily readable format.	The Sustainability Appraisal Framework for assessing the site options has been agreed and consulted on and will remain as it is. Refinements to the SA Site Assessment Criteria and Assumptions have been made to inform this SA Report.
19280	Hopkins Homes Ltd and Hopkins and Moore (Developments) Ltd (the 'Hopkins Group')	SA assessment of LA095 - While we support the Sustainability Appraisal's assessment of the site, the full representation addresses those elements which received either a '-' or '?' rating in terms of their sustainability impact. In summary, we support the conclusions within the Sustainability Appraisal regarding the site, and trust the above consideration of elements which received a '-' or '?' in terms of their Sustainability Impact in the SA can be updated in light of this additional	LUC was appointed in November 2019 to carry out the SA of the Babergh Mid Suffolk Joint Local Plan. LUC has been tasked with building on and developing existing SA work for the remaining stages of the JLP preparation process. All site options have been re-appraised in this SA Report on a consistent basis using the same criteria and assumptions set out in **Appendix C (Assumptions Applied for the Sustainability Appraisal of Site Options)**.

Representation ID	Respondent	Representation	LUC's Response
		points of clarification, and will inform the drafting of more detailed policy wording at the Regulation 19 stage, if required.	
19358	Strutt & Parker (Hopkins Homes Ltd and Hopkins and Moore (Developments) Ltd (the 'Hopkins Group'))	The SA assessment of Site ALT13 is erroneous and does not justify rejection of the site for residential development. Indeed our detailed representations (see separate report), conclude that Site ALT13 is a more sustainable option for a residential site allocation, and one that would follow the pattern of the settlement in the Gipping Valley and result in significantly less visual impact and adverse affects on the character of the landscape, when compared to the proposed site allocation – Site LA012. We therefore strongly recommend the inclusion of the land east of Bramford Road, Sproughton (Site ALT13) as an allocation for residential development of up to 50 dwellings – either in addition to the existing proposed allocation Site LA012, or instead of this allocation.	LUC was appointed in November 2019 to carry out the SA of the Babergh Mid Suffolk Joint Local Plan. LUC has been tasked with building on and developing existing SA work for the remaining stages of the JLP preparation process. All site options have been re-appraised in this SA Report. This has been informed by a landscape sensitivity study undertaken by LUC.
19619	Pegasus Group (Endurance Estates)	The Sustainability Appraisal document is significantly flawed. Fundamentally, the site assessment is incomplete	LUC was appointed in November 2019 to carry out the SA of the Babergh Mid Suffolk Joint Local Plan. LUC has been tasked with building on and developing existing SA work for the remaining stages of the JLP preparation process. All site options have been re-appraised in this SA Report.

Table A.3: Consultation comments received on the SA Addendum (consulted on between August and September 2019)

Representation ID	Respondent	Representation	LUC's Response
17501	Mrs Mary Mugford	Housing development proposed at church field road. The roundabout by Mac Donald's becomes very congested already - traffic from Tesco and waldingfield roads. The 130 houses on the site of the orchard will add to this problem - already difficult at times getting out of driveway. This will make worse backlog of traffic from the ESSO roundabout to this one. Lorries on Church Field Road make vision difficult getting in/out of health centre it will certainly be worse. New development would encourage use of the health centre parking spaces for their use, which could prove catastrophic for HC users	Noted.
17705	Mr Roger Hayward	I endorse the draft plan for Chelmondiston and for the village to be categorized as Hinterland. This will safeguard the necessity for building developments on existing land designated as ANOB. Both Pin Mill and Lings Lane are to remain as Hamlets which will preserve their inimitable charm so important for tourism on the Peninsula.	Noted.
17795	Dr John Caesar	There is an issue with some of the statements regarding transport access to the A14 from Needham Market e.g. page 46, LA031, Question 16.1: "Needham Market has a good relationship to the wider transport network courtesy of the train station and A14". This is inaccurate, as there is limited clearance access under the railway, the road itself is not of a standard for high traffic volumes, and it floods frequently.	Noted.

Table A.4: Consultation comments received on the SA Scoping Report (consulted on between March and April 2020)

Respondent	Representation	Response
Environment Agency	We are pleased to see that the Water Framework Directive has been listed under Chapter 6 – Land and Water Resources. However, this small paragraph is all that appears to be included. Further text should be included further on in this section to expand upon the importance of meeting and improving upon the current quality status. We would want to see listed the main objectives for the District and the broad mitigating measures that are required to remedy issues. These can then link into all the various policies that are listed throughout the SA, such as those in Chapter 8 – Biodiversity. The management of water habitats links directly to wetland and terrestrial habitats and it is important this is made clear in the SA to instigate biodiversity networks rather than standalone habitats.	The importance and pressure on the water environments has been recognised in this SA Report.. Of most importance to the SA process is the effect on the water environment of the policies and proposals in the JLP and the reasonable alternatives. As a result, there are now four site assessment criteria relating to water resources and water quality (see SA Objective 5 in **Appendix C (Assumptions Applied for the Sustainability Appraisal of Site Options)**, and reliance has been placed on the Water Cycle Study to inform the judgements of the effects in the SA. The Water Cycle Study took into account the potential impact on internationally designated habitats.
	We note that the NPPF is mentioned which includes ecological networks, and on page 77 of the SA the pledge by Babergh District Council to protect wildlife, biodiversity and natural habitats including producing a map showing wildlife networks; both are positive actions and can be enhanced by the inclusion of WFD.	Noted.
	There is a good understanding throughout the document of the importance of both local, national and international designated sites. Local sites, as is identified in table 8.1 on page 78, are key to maintaining a healthy ecological network and environment.	Noted.
	In SA objective 11, further attention should be brought to the importance of geomorphological impacts on rivers. Developments often use hard engineering along river corridors and as such often leads to a reduction of wildlife value. Culverts result in the same effect – an un-natural change in watercourse function which can also lead to flooding. We have a no-culvert policy when we look at applications and alternatives should be sought for developments.	Noted. This is an issue that can be addressed at the development management stage in planning. However, it was brought to the attention of BMSDC for consideration. The JLP now includes references in the Local Plan as requested by the consultee.
	There is increasing pressure on the use of greenbelt land. There should be reference in Chapter 8 to the protection of green belt land as laid out in the NPPF.	There is no Green Belt land in Babergh or Mid Suffolk, therefore this comment is not relevant to this Local Plan.
	Given the water resource situation and the number of waterbodies at does not support good (DNSG) status for Hydrology and groundwater (especially North Essex Chalk) in deficit for water resources, there is an opportunity to improve on this topic within the document. There is no mention of Water Resources East, which it should do – a lot of councils are involved in this and should be working together to find sustainable solutions. There is no mention of catchment based solutions to improve the water resources stores within a catchment, e.g. working with flood risk teams to use Natural Flood Management and create stores of water in the catchment. Water efficiency to help reduce the per capita consumption of water also doesn't get a mention – there is a national target to reduce water use, but no mention in the SA. Water	Reference to Water Resources East has been added to the policy context section on 'Land and Water Resources' in **Appendix B (Policy Review and Baseline Information)** of this SA Report, plus Water Resource Management Plans and Drought Plans. Further information has been added regarding catchment based solutions as requested.

Respondent	Representation	Response
	companies have both Water Resource Management Plans and drought plans in the public domain, but there was no reference to that either.	
Natural England	1. Whether there are any additional plans, policies or programmes that are relevant to the SA that should be included. Natural England has not reviewed the plans listed. However, we advise that the following types of plans relating to the natural environment should be considered where applicable to your plan area; ■ Green infrastructure strategies ■ Biodiversity plans ■ Rights of Way Improvement Plans ■ Shoreline management plans ■ Coastal access plans ■ River basin management plans ■ AONB and National Park management plans. ■ Relevant landscape plans and strategies.	The list of plans provided has been reviewed and, where relevant, added to the policy context sections in **Appendix B (Policy Review and Baseline Information)**.
	2. Whether the baseline information provided is robust and comprehensive and provides a suitable baseline for the SA of the JLP. Sources of local plan evidence on the natural environment: *General natural environmental evidence* ■ National Character Areas ■ Natural capital maps ■ Magic map website ■ Local environmental record centres ■ Nature Improvement Areas *Landscape* ■ Magic website (for National Parks and AONBs) ■ National Parks/AONB Management Plans ■ Landscape Character Assessments	Noted. The SA has drawn on a wide range of sources of baseline evidence that are sufficient to identify the key sustainability issues of relevance to the SA of the JLP. These include some of the sources listed. LUC holds national datasets on GIS so use of Magic is not required.

Respondent	Representation	Response
	■ Data on tranquillity held by CPRE *Biodiversity and geodiversity* ■ Magic map website (for Ancient Woodlands, Local Nature Reserves, Priority Habitat Inventory, SSSIs including their impact risk zones, Special Areas of Conservation, Special Protection Areas and Ramsar Sites) ■ Local Biodiversity Action Plans ■ Protected Species *Access* ■ Magic map website (for National Trails, Public Rights of Way) *Soils* ■ Magic map website (Agricultural Land Classification) *Climate Change* ■ Climate Change Adaptation Manual ■ National Biodiversity Climate Change Vulnerability Assessment Model ■ LWEC Climate Change Impacts Report Cards *Coastal and Marine* ■ Catchment flood management plans ■ Shoreline management plans ■ Any estuary or harbour management plans held locally ■ River basin management plans ■ Coastal erosion maps ■ Marine Planning evidence base ■ Heritage Coast	
	3. Whether there are any additional key sustainability issues relevant to the plan area that should be included. Natural England's interest areas (biodiversity, landscape, soils, and access to nature) appear to have been adequately covered given the plan area and scope.	Noted.

Respondent	Representation	Response
	4. Whether the SA framework (Chapter 11) is appropriate and includes a suitable set of SA Objectives. We note that SA Objective 1 addressees the health and wellbeing of the population. There are questions relating to enhancing provision of access, but none relating to impacts on existing recreational assets (quality and or extent). We suggest incorporating wording consider whether the proposal will avoid impacts on the quality and extent of existing recreational assets, such as formal or informal footpaths.	**Appendix B (Policy Review and Baseline Information)** of this SA Report, Site assessment criterion 1c includes assessment of access to and potential loss of Public Rights of Way (PRoW).
	SA Objective 11. To conserve and enhance biodiversity and geodiversity does not address impacts on ecological connectivity: There is a risk that in some situations, development on land of limited biodiversity value in its own right can lead to the creation of islands of biodiversity, permanently severed from other areas. We thus suggest adding "Will it ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not prejudiced?"	The suggested wording of Natural England: 'Will it ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not prejudiced?' …has been added to the guide questions for SA Objective 11.
	5. Whether the criteria and assumptions for appraising potential site allocations (Appendix B) are appropriate for this stage of the SA process, and a suitable refinement on those used to date. Natural England suggest that the Accessible Natural Green Space Standards (ANGSt) Quantity Standards should be considered for potential site allocations where appropriate.	The Accessible Natural Greenspace Standard (ANGSt), prepared by Natural England, recommends that everyone, wherever they live, should have accessible natural greenspace: ■ Of at least two hectares in size, no more than 300 metres (five minutes' walk) from home. ■ At least one accessible 20 hectare site within two kilometres of home. ■ One accessible 100 hectare site within five kilometres of home. ■ One accessible 500 hectare site within ten kilometres of home. ■ A minimum of one hectare of statutory Local Nature Reserves per thousand population. Use of the ANGSt standards depends upon there being available the relevant data sources. Discussions with BMSDC indicate that a comprehensive, reliable data set in ANGSt format is not available in a form suitable for SA, but there are various recreational assets, both formal and informal, from the Open Space Study (May 2019) that are mapped using GIS that can be used in the SA. The distance criterion for access to open space has been reduced from 400m to 300m in order to receive a major positive score for site assessment criterion 1b.
	6. Whether the overall spatial strategy options (Chapter 12) represent a suitable and reasonable set of alternatives, and that no other clearly distinguishable spatial strategy options should be added. No comment.	Noted.

Respondent	Representation	Response
Anglian Water	Anglian Water's Water Resource Management Plan 2019 which has been approved by Defra should be referred to in the SA Scoping Report and the SA report. Please note that Anglian Water supplies water to part of the Local Plan area only as such the views of Essex and Suffolk Water should also be sought. Similarly reference should be made to Anglian Water's Water Recycling Long Term Plan (September 2018) which sets out a long term strategy for our water recycling infrastructure to 2045. Both of these documents are in the process of being reviewed as part of the WRMP 2024, the regional plan for water resources (led by Water Resources East) and the Drainage and Wastewater Management Plan.	Reference to these two documents has been added to the policy context section for 'Land and Water Resources' in **Appendix B (Policy Review and Baseline Information)** of this SA Report.
	The baseline for water refers to Babergh Water Cycle Study published in 2011. There is more recent information produced in relation to the available capacity within existing water recycling centres (formerly wastewater treatment works) i.e. Water Recycling Long Term Plan. In addition Babergh and Mid Suffolk Councils have commissioned a new water cycle study to replace this document.	The baseline has updated to reflect the latest Water Cycle Study, undertaken in 2020.
	Anglian Water provided for Babergh etc. - Reference should be made to Water Resource Zone summaries document supporting Anglian Water's WRMP 2019 which sets out the supply/demand balance position for the area. Reference is made to water efficiency but not water re-use measures. A growing population and an increase in development will place pressure on wastewater treatment works (WwTWs) - as set above the second sentence is not the most up to date information which is available.	Reference to Anglian Water's Water Resources Management Plan has been added to the policy context and baseline sections for 'Land and Water Resources' as relevant. The baseline has updated to reflect the latest Water Cycle Study, undertaken in 2020.
	Reference is made to asking whether development sites support the provision of sufficient water supply and treatment infrastructure. Anglian Water as a water undertaker is responsible for the infrastructure necessary to source and treat water to a potable (clean) standard for our customers which is funded by customer bills. Developers would be expected to pay developer charges to connections to the water supply network. As such it is unclear how this question would be tested as part of the Sustainability Appraisal.	It is acknowledged that Anglian Water is responsible for ensuring that development is supplied with water, and that developers are expected to pay for connections to the water supply network. The purpose of highlighting this issue is to recognise that water resources in the East of England are under stress. Judgements of effects have been informed by the Water Cycle Study.
	SA objective 1d Noise/odour - the criteria relating to noise/odour does not set out how odour will be considered from existing uses including water recycling sites managed by Anglian Water. Reference should be made to a 400m threshold for water recycling centres (formerly wastewater treatment works) consistent with the Suffolk Minerals and Waste Local	A new site assessment criterion for SA Objective 1d has been added, which ascribes a negative effect to sites which overlap the 400m safeguarding zones for water recycling centres.

Respondent	Representation	Response
	Plan together with any additional evidence provided by the site promoter in relation to any identified amenity impacts principally from odour.	
	SA objective 5 reference is made to the location of existing source protection zones only. New development proposals may present a pollution risk to existing resources dependant upon the location and form of development proposals. The use of water and any water efficiency/re-use measures as part of the development is not referenced as part of Appendix B.	The presence of Source Protection Zones is considered appropriate to determine whether development could have an adverse effect on water quality at the strategic level. However, additional criteria have been added to the site assessment criteria for SA Objective 5 to reflect wider water resources and water quality issues as investigated through the Water Cycle Study. The potential for water pollution can be addressed through development management policies, and through the consideration of planning applications.
	SA objective 10 reference is made to fluvial and surface water flooding but not sewer flooding which will form part of the SFRA.	BMSDC have commissioned a Strategic Flood Risk Assessment (SFRA), the findings of which are reported upon in this SA Report
	Anglian Water does not have any comments to make in respect of what constitutes a reasonable set of alternatives as this outside of our role as an infrastructure provider.	Noted.
Armstrong Rigg Planning on behalf of Hopkins Homes Limited and Hopkins & Moore (Developments) Limited (the 'Hopkins Group')	The Scoping Report asks consultees to consider "Whether the overall spatial strategy options represent a suitable and reasonable set of alternatives, and that no other clearly distinguishable spatial strategy options should be added." To date, the two rounds of alternative spatial strategy options have been subject to SA. The Hopkins Group consider that neither of these two previous rounds represent the full range of spatial strategy options available. They therefore support the current report's approach that proposes to assess a more comprehensive list of options in order to draw out the sustainability pros and cons of focusing development in different ways across the two Districts. The Hopkins Group object to the list of options for the following reasons: (1) failure to consider focussing development at Hinterland Villages; and (2) failure to define which routes will be assessed as 'sustainable transport corridors'. 1. To ensure the opportunities and constraints to development in rural areas are fully assessed, the Hopkins Group recommend that Spatial Strategy Option 3 is amended as follows: "Focusing development at the Core **and Hinterland** Villages". This is due to the fact the list includes an option to focus development at each tier of the settlement hierarchy with the exception of the Hinterland Villages. This is a significant omission as the Council's evidence base on the proposed settlement hierarchy, contained in the Topic Paper: Settlement Hierarchy 2019, clearly demonstrates that the larger hinterland villages have similar levels of service provision to the smaller Core Villages and could appropriately take more growth to achieve a more balanced distribution that would support services and facilities in rural areas. In this respect, we would highlight the work done by the emerging Greater	With respect to (1), BMSDC do not consider the addition of 'Hinterland Villages' to be appropriate for inclusion in 'Spatial strategy option 3: Focusing development at the Core Villages', as the service provision of Core Villages is greater than that provided by other rural settlements as evidenced by the Settlement Hierarchy Review. However, Spatial strategy option 4: Proportionate growth – all settlements increase in size in proportion to current population and Spatial strategy option 5: Hierarchical growth – distributing development according to the settlement hierarchy, considers the relative performance against all other spatial strategy options, and includes reference to all settlement types in Babergh Mid Suffolk With respect to (2), BMSDC has defined those transport corridors that have either the best existing or greatest potential for enhanced public transport as being The London – Cambridge and London – Norwich rail routes and the A12, A14 and (to a lesser extent) A140 roads.

Respondent	Representation	Response
	Norwich Local Plan that proposes to allocate growth to village clusters based on primary school catchments. 2. The Hopkins Group consider that all significant transport corridors (a good proxy for which would be A-Roads) in the JLP area should be assessed under this Spatial Strategy Option to ensure that the most sustainable routes for growth can be identified. The Hopkins Group supports the inclusion of Option 6 – Focusing development along sustainable transport corridors, but is concerned that the SA Scoping Report fails to define which transport corridors will be assessed under this option. There is a risk in this respect that the SA will only consider the A12 and A14 corridors (as was the case in the Regulation 18 JLP in July 2019) and ignore other significant transport corridors as potential options for sustainable growth. In addition to the A12 and A14, the JLP area is served by the following important transport routes: A1071/A134 (Sudbury – Hadleigh – Ipswich); A134 (Sudbury – Long Melford – Bury St Edmunds); and A140 (Ipswich – Norwich).	
	The Scoping Report asks consultees to consider "Whether the criteria and assumptions for appraising potential site allocations are appropriate for this stage of the SA process, and a suitable refinement on those used to date." The report refers to errors having been identified in the previous SA of potential site allocations and commits to reappraise all potential site allocations in the next stage of the SA in accordance with the Site Assessment Criteria and Assumptions presented in Appendix B of the Scoping Report. The Hopkins Group welcome this honest admission of previous errors, but is concerned that these errors were not picked up ahead of the publication of the Regulation 18 JLP in July 2019. It is of paramount importance to the sustainability of the emerging Local Plan that these previous errors are resolved at this stage and that the new Site Assessment Criteria and Assumptions are appropriate and most of all clear and easy to follow so that errors in assessment are avoided. On behalf of the Hopkins Group, we have reviewed the proposed Site Assessment Criteria and Assumptions at Appendix B of the Scoping Report in detail and have several concerns that are set out below. In conducting this review, we have assessed each of the 8 sites promoted by Hopkins Homes for allocation in the emerging Local Plan against the proposed assessment criteria. These sites (comprising those identified in the table above at Bentley, Boxford, Bramford (Fitzgerald Road), Brantham, Hadleigh, Somersham, Sproughton and Woolpit) are spread across the two districts and are located in a range of settlement types including 2 in Ipswich Fringe settlements, 1 in a Market Town, 3 in Core Villages and 2 in Hinterland Villages. We therefore consider our review of the Site Assessment Criteria and Assumptions to be robust and request that the Councils and their consultants take account of our comments below to ensure a robust assessment process.	LUC has been tasked with building on and developing existing SA work for the remaining stages of the JLP preparation process. All site options have been re-appraised in this SA Report, using the updated site assessment criteria in **Appendix C (Assumptions Applied for the Sustainability Appraisal of Site Options)**. With regard to walking distances, there are a number of pieces of research that give a variety of recommended guidance distances for walking. Given the wide range of services and facilities normally considered in SAs, LUC has developed some guideline distances that it uses in its SA work, which are reflected in the SA Site Assessment Criteria and Assumptions for BMSDC JLP. These are based on the Institute of Highways and Transportation (IHT) guidance, which divides distances depending upon location and purpose of the trip into three categories: 'desirable', 'acceptable', and 'preferred maximum'. LUC's assessment criteria are therefore also divided into three categories, which is why a fourth category of 'neutral', as suggested by the consultee, has not been used. The IHT category of 'acceptable' implies that anything above this is 'unacceptable' (i.e. worthy of a negative score) although the IHT also uses the category 'Preferred Maximum', and therefore we are of the view that a minor negative score is valid for distances that fall into this category. With respect to applying scoring, the consultee refers to a situation where a site that is 400m away from a bus stop would score 1 point, whereas a site that is 401m away would score -1 point, leading to a 2 point gap between the two sites in the assessment despite a very small real world difference in their comparative sustainability. If scoring were to be used, it would be possible and reasonable to score significant positive and negative scores '3' and minor scores '1', which would result in a 2 point gap between a significant and minor effect. This would also mean that the difference between a minor positive and minor negative (i.e. between +1 and -1) would also be a 2 point gap, thereby introducing consistency into the scoring system.

Respondent	Representation	Response
	■ Many of the assessment criteria judge the sustainability of a site based on its distance from various facilities and services (e.g. schools, public transport, open space, etc…). The Hopkins Group support this type of assessment in principle, but it is critical that the thresholds chosen and the scores given for sites between each threshold fairly reflect the comparative sustainability of the sites being assessed. The proposed Site Assessment Criteria fail in this respect as they do not include a neutral scoring middle range of distances. For example, the criteria for assessing distance from a bus stop, provides the following scores: – <200m = major positive (++); – 201-400m = positive (+); – 401-800m = negative (-); and – >800m = major negative (--) This means that a site that is 400m away from a bus stop would score 1 point, whereas a site that is 401m away would score -1 point, leading to a 2 point gap between the two sites in the assessment despite a very small real world difference in their comparative sustainability. This is clearly not a fair assessment of the merits of each site and adds undue weight in the overall assessment to measures of distance compared to other assessment criteria where a site's score more fairly reflects real differences in sustainability. Recommendation: A more appropriate assessment would be to include a middle range that is given a neutral score of 0. To use bus stops as an example, a fairer assessment of comparative sustainability would be produced using the following ranges and scores: – <200m = major positive (++); – 201-400m = positive (+); – 401-600m = neutral (0); – 601-800m = negative (-); and – >800m = major negative (--).	Sites that fall just over the distance buffers (e.g. 401m from a bus stop) have been appraised in line with the assessment criteria, so as to ensure consistency across all appraisals. Thresholds have to be introduced at some point, and those that are included for the SA criteria are reasonable. The main purpose, though, is for the site assessment criteria to allow objective and consistent scoring of sites, and to enable comparisons between the performance of sites to be made. This is an approach adopted in numerous SAs and found to be sound in examination. Note: we have increased the distances to bus stops in light of evidence that the IHT guidelines may be too constrained (see response to Pigeon Investment Management below).
	Criteria 1d (Noise/odour): The Hopkins Group object to this criteria as it is far from clear how it would be assessed without undertaking a detailed noise survey of each proposed development site. This is surely beyond the scope of the SA and the criteria should be deleted to avoid decisions being made with insufficient evidence of local noise environments. Recommendation: Delete criteria unless a suitable evidence base of the noise environment for each site can be produced.	As set out in the criteria: ■ A minor negative effect will be given when a site is within an A-weighted equivalent continuous sound level exceeding 59.9dB (daytime). ■ A major negative effect will be given when a site is within an A-weighted equivalent continuous sound level exceeding 59.9dB (daytime) **AND/OR** is less than or equal to 250m from a safeguarded area of a waste management facility.

Respondent	Representation	Response
		This has been determined using online datasets available on Defra's website, that look into road and rail noise. Figure B.11 in **Appendix B (Policy Review and Baseline Information)** of this SA Report displays these datasets. It is recognised that localised conditions can alter the potential for noise disturbance, and that mitigation can also play a role. However, at the strategic scale, it is considered to be appropriate to distinguish between those sites that are in closer proximity to sources of noise than those that are not (in line with the precautionary principle).
	Criteria 3a (IMD): The Hopkins Group broadly support this criteria as a way of encouraging investment and the provision of housing (including affordable) in more deprived areas (subject to assessments of viability to ensure that allocated sites are deliverable). However, when conducting our own assessment of Hopkins Groups' sites based on this criteria, we came across an issue with respect to the small size of the Lower Layer Super Output Areas (LSOA) for which IMD data is published. These areas are used by the Office for National Statistics for small area statistics and have an average population of 1,500 people in each area. In practice this means that even comparatively small settlements are often split into more than one LSOA. Further, it is clear from the government's IMD mapping website that the most deprived LSOAs are often (e.g. those in Bramford, Sproughton, Hadleigh and Stowmarket) not in the most deliverable or appropriate locations for development (e.g. they are located wholly within the settlement boundary with few brownfield opportunities or they are located in a predominantly rural part of the parish that is largely remote from the settlement boundary). In such cases, opportunities for development on land elsewhere in the parish would deliver almost identical benefits in helping to alleviate deprivation and should be considered favourably. Recommendation: We recommend that the scoring criteria should be amended to assess sites based on being within the most deprived parishes (with each parish's score based on the most deprived LSOA within that parish).	As set out in the respondent's comment, the English Indices of Multiple Deprivation measure relative levels of deprivation in Lower-layer Super Output Areas (LSOAs). We have tested the suggestion of the consultee and came to the conclusion that it could result in skewed results. For example, a single LSOA for one parish that falls within the 20% most deprived category could result in the whole parish being placed in the 20% most deprived category, even though the LSOAs of all the other areas in the parish are amongst the least deprived. Therefore, residential sites close to the less deprived LSOAs would score well even though they would have little likelihood in addressing deprivation issues in another part of the parish. As a result, we have decided to continue with the approach as set out in the Scoping Report, which is also consistent with SAs we have undertaken elsewhere where Local Plans have been found sound.
	Criteria 3b (Town, district, local or neighbourhood centres) and 15a (Town and district centres): Aside from the obvious criticism that these categories are largely the same (with one scoring a site based on distance to either a town, district, local or neighbourhood centre and the other based on distance to a town or district centre), the Hopkins Group are concerned that there does not appear to be a definition anywhere of what constitutes a district, local or neighbourhood centre. The Hopkins Group do not object to the principle of assessing the sustainability of sites based on proximity to a centre, but clarity is urgently needed regarding the definition and location of these centres so an accurate and objective assessment can take place. Recommendation: Publish a list and maps of the town, district, local and neighbourhood centres as soon as possible for consultation alongside a methodology for how the centres have been assessed and categorised.	As set out in the footnote against SA Objective 3 (3b), GIS data are not currently available for local and neighbourhood centres. Therefore, it is only possible to rely on defined town and district centres. The town and district centres are set out in the BMSDC Settlement Hierarchy and are as follows: ■ Town centres: – Sudbury – Hadleigh – Stowmarket ■ District centres: – Eye – Needham Market

Respondent	Representation	Response
		– Debenham[1] It should be noted that there are a number of other site assessment criteria that are based on walking distances to services and facilities. Given the lack of more localised information it was decided that the proposed settlement hierarchy provides a reasonably robust proxy that distinguishes between those settlements that have the services and facilities that might be expected to be present in town, district, local and neighbourhood centres. This categorisation has therefore been used to populate scores for criterion 3b.
	Criteria 3c (Centres of employment): The Hopkins Group object to this criteria due to the limited number of these designated employment sites and the large number of other significant employers not located in these areas. One such example is the large employment area to the south of Factory Lane in Brantham that is a significant local employer, but is not recognised as a Strategic Employment Site. Recommendation: The definition of a centre of employment should be widened to include other large industrial estates and business parks not included as Strategic Employment Sites or Enterprise Zones.	This has been considered further but it has been decided to retain the use of Strategic Employment Sites and Enterprise Zones, as these are the sites considered to be of such significance to the local economy and employment to be identified in policy in the JLP. It is recognised that there are other locations that provide employment, of varying scales, but it is the strategic sites that are considered most likely to give rise to significant effects. Although Factory Lane in Brantham is not identified as a Strategic Employment Site, Policy SP05 (Employment land) makes reference to employment-led regeneration in Brantham.
	Criteria 7c (Minerals Consultation Area, existing, planned or potential mineral extraction sites: We have reviewed the Suffolk Minerals & Waste Local Plan's maps which identify c.50% of the two districts as being within the Minerals Consultation Area, but by comparison only show a handful of existing and proposed extraction sites. It is therefore clearly inappropriate for these two characteristics to be assessed in the same way. The Hopkins Group agree that being within 250m of a sand or gravel extraction site should be considered a significant constraint that warrants a major negative in the site assessment process, but fundamentally disagree that just being within a Minerals Consultation Area is a constraint worthy of a negative score. The purpose of Minerals Consultation Areas is to highlight when the Minerals Planning Authority should be consulted on planning applications so that they can set conditions to ensure that minerals resources are not neutralised by development. As a policy designation it is not intended as a constraint to development, but rather a cue for consultation. Recommendation: Remove being within 250m of a Mineral Consultation Area from the criteria.	Minerals Consultation Areas ensure that the Mineral Planning Authority is aware of and involved in the determination of development proposals which may impact upon identified minerals resources to ensure that the resources are not unnecessarily sterilised. As such, the Minerals Consultation Areas are a good indication of where known deposits of minerals are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. It also helps to distinguish between those sites that are within a Minerals Consultation Area and those that are not However, in acknowledgement of the point raised by the consultee, if a site is located within a Minerals Consultation Area, a minor negative score has been recorded. This distinguishes it from sites within 250m of a minerals site, existing or proposed, which have been given a major negative score.

[1] Debenham is a district centre from a retail perspective, but in the settlement hierarchy it does not contain the same levels of services, facilities and employment opportunities as a Market Town/Urban Area and is therefore classified as a Core Village.

Respondent	Representation	Response
	Criteria 11a (Internationally and nationally designated biodiversity assets): Hopkins Group do not object to this criteria, but would highlight that SSSI Impact Risk Zones do not just highlight the type of development, but also the scale of development that proposes a risk to the SSSI. For example, Natural England may specify for a particular zone that residential development over 50 dwellings is likely to negatively impact the SSSI. In this respect it is clear sites proposed for fewer than 50 dwellings should not be scored negatively. Recommendation: Amend criteria to read "…within SSSI Impact Risk Zone for the relevant type **and scale** of development."	The site assessment criterion 11a has been adjusted to reflect the scale of development in accordance with the Natural England SSSI Impact Risk Zone categories as requested by the consultee.
	Criteria 12a (Nationally and locally designated and non-designated heritage assets): The criteria includes no description or objective criteria for how such effects will be assessed. It is surely beyond the scope of the SA to undertake a detailed heritage assessment of each site and in the absence of objective measurements on which to base the assessment, the Hopkins Group are concerned that this criteria would be open to subjective bias. Recommendation: To ensure an accurate and objective assessment of the potential site allocations, it is critical that this criteria is amended to include a detailed description of how likely effects will be assessed. The Hopkins Group recommend that this should include criteria based on the significance of the asset/s in question and the relationship of the site to the asset (based on proximity and inter-visibility).	LUC has been commissioned by BMSDC to undertake a Heritage Impact Assessment. The results of this assessment have informed the appraisal of sites against criterion 12a.
	Criteria 13a (Landscape sensitivity): The Hopkins Group do not object to landscape sensitivity being used to assess sites, but there needs to be a clear description of how sites are to be assessed. Recommendation: To ensure an accurate and objective assessment of the potential site allocations, it is critical that a methodology is provided for the assessment of landscape sensitivity. This should focus on the presence or absence of valued landscapes such as Areas of Outstanding Natural Beauty.	LUC was commissioned by BMSDC to undertake a Landscape Sensitivity Assessment. The results of this assessment have informed the appraisal of sites against criterion 13a.
	Criteria 16c (Cycling): This criteria does not provide a definition of what a 'cycle way' is. A 'cycle way' could be interpreted as one of a handful of national and regional cycle network routes in the JLP area, or alternatively it could simply be a strip of red tarmac indicating a cycle priority lane along a road. Recommendation: To ensure an accurate and objective assessment of the potential site allocations, it is critical that a definition of 'cycle way' is provided.	A cycle way is defined in this instance as any National Cycle Route and Local Cycleways as recorded on BMSDC GIS data layers.
Braintree District Council	No comments.	Noted.

Respondent	Representation	Response
Stuart H. Carruthers	There has been a closure of the Gypsy / Traveller site on Mendlesham Road Mendlesham / Wetheringsett cum Brockford (21 pitches). 2 additional pitches have been provided.. Others decanted from the site are seeking an additional eight pitches on Brockford / Mendlesham Road. The Mid Suffolk District Council generates an amazing amount of false information particularly related to addressing.. this seems to be in conflict with its role as street numbering and naming authority. How is this to be resolved.? The Mid Suffolk District Council had to admit to using information different to that provided by the Environment Agency. How is this to be resolved ? The Mid Suffolk District Council is unable to prove a large number of its planning charges (failures in registration). This removes a large area of land from potential development. How is this to be resolved ?	Not explicitly a comment on the SA and does not indicate the need for any change to its findings.
East Bergholt Parish Council	It should be noted that as well as having a 'made' Neighbourhood Plan, East Bergholt is currently engaged in a review of this plan, which, it hopes can run in parallel with the JLP timeline and be informed by the work of the emerging JLP.	Noted.
	In Chapter 3, page 26, SA objective 4 – it cannot be assumed that without the JLP that house prices would continue to rise and remain an issue. House prices are subject to wide ranging macro factors as well as local drivers and they could just as easily fall as they could rise, especially where local demand is insufficient.	Sentence has been changed to "…house prices would respond to changes in the housing market and over the long-term, would most likely rise."
	In Chapter 5, Table 5.2, SA objectives 6 and 16 – it is noted that the JLP has the potential to direct new development to the most sustainable locations so as to minimise the need to travel by private vehicle. It is hoped that Babergh considers this opportunity seriously when it reviews its spatial strategic options in light of the SA results.	Noted.
	In Chapter 11 the SA Framework and Method of Approach are set out. The transparency is welcomed.	Noted.
	Paragraph 11.6 states that the SA approach will provide 'the performance of the sites against the site assessment criteria and assumptions used, along with the other technical assessments that are used to inform BMSDC's selection of individual sites.' It is hoped that this will provide the LPA with the opportunity to provide a clear and robust justification for their site allocations.	Noted.
	Paragraph 11.26 also refers to the identification of cumulative impacts of site allocations and this is welcomed.	Noted.

Respondent	Representation	Response
	Chapter 12 – the testing of the 9 different Spatial Strategies is welcomed.	Noted.
	Appendix B3 site assessment criteria and assumptions – Public transport provision across the Districts, particularly in the most rural areas, is generally poor. For this reason, proximity to a bus stop is only a helpful comparative indicator if for each bus stop the frequency with which buses actually stop can also be recorded. Unless proximity can be weighted by buses per day this is not a useful sustainability indicator and probably meaningless. Wifi and broadband capacity and plans for upgrades and timescales are important indicators against which employment sites and housing sites should be assessed. Sites with strong connectivity will improve the quality of work, domestic and leisure activities and make those sites more sustainable. There did not seem to be any reference to these aspects.	We have investigated whether it is possible to identify those bus stops or corridors that are on frequent service routes, from those that are not. Unfortunately, no reliable up-to-date data were available, and there are frequent changes to bus services. Therefore, it was decided to retain the measure of access to a bus stop. Access to broadband was considered for inclusion, but it was decided not to use it as a criterion because the data were not considered to be robust in terms of being up-to-date, and because the situation regarding quality of broadband access changes rapidly.
Mr Chris Edwards	The SA is ineffective to scope the transport issues in Mid Suffolk and does not take account of the SOCG with Ipswich Babergh and East Suffolk in relation to transport mitigation, specifically in relation to the unique geographical position of Stradbroke. The village is on the interface between a lorry cut through route from the A12 to the A143, and in the preferred location for broiler factories to serve Cranswick Chicken Eye. There is one exit B1118 to Diss,but three entry points into the village. Social and environmental impacts of scale growth on the made NP have not been modelled.	The role of the SA Scoping Report is to review plans, policies and programmes relevant to the Local Plan, summarise the existing baseline with regards to sustainability topics, identify key strategic issues for the Districts and set out the SA Framework to use in future assessments. However, it is clear from a number of consultees' comments that there is a lot of concern regarding HGV movements in rural locations, particularly around Eye and Stradbroke. These issues have more of a bearing on the Local Transport Plan and management of the road network than proposals in the JLP, but the issue has been acknowledged in the SA (see the baseline section of 'Transport, Air Quality and Noise' in **Appendix B (Policy Review and Baseline Information)** of this SA Report).
Eye Town Council	Sections 2.69 & 2.71 shows height of the proposed chimney incorrectly as 35 metres. There is no strategy offered for future management of traffic nor evidence to justify the statement that this will be minimal.	The Drax Group (Progress Power Station is a subsidiary business of Drax Group) state on their website that the chimney will be up to 35 metres in height. The SA is not responsible for developing a strategy for future traffic management related to Progress Power. SA in an assessment process designed to consider and report upon the significant sustainability issues and effects of a plan.
	Paragraphs 5.16-23 do not recognise the dangerous level of current HGV traffic movements in Eye. It should contain a specific policy to address traffic matters for Eye and surrounding area. The proximity of dwellings to the roadway should be material consideration for development of traffic and air quality policies.	The role of the SA Scoping Report is to review plans, policies and programmes relevant to the Local Plan, summarise the existing baseline with regards to sustainability topics, identify key strategic issues for the Districts and set out the SA Framework to use in future assessments. However, it is clear from a number of consultees' comments that there is a lot of concern regarding HGV movements in rural locations, particularly around Eye and Stradbroke. These issues have more of a bearing on the Local Transport Plan and management of the road network than proposals in the JLP, but the issue has been acknowledged in the SA (see the

Respondent	Representation	Response
		baseline section of 'Transport, Air Quality and Noise' in **Appendix B (Policy Review and Baseline Information)** of this SA Report).
	Figure 6.1 on page 65 the waste site delineation should be clarified, no proposal offered to mitigate light pollution.	Figure 6.1 (Figure B.12 in this SA Report) shows the location of waste sites across both Districts, forming part of the baseline information. SA in an assessment process designed to consider and report upon the significant sustainability issues and effects of a plan. The SA has appraised all site options and policies.
Gladman	The March 2020 SA Scoping Report consultation document includes a summary of comments that have previously been made in relation to the SA for the emerging Joint Local Plan at Appendix A-1, however this does not appear to include a reference to the submissions that have previously been made by Gladman regarding the SA. Through our previous representations, we have consistently highlighted that the Councils should ensure that the results of the SA process clearly justify any policy choices that are made, including the proposed site allocations (or any decision not to allocate sites) when considered against 'all reasonable alternatives' in the Local Plan. Undertaking a comparative and equal assessment of each reasonable alternative, the Council's decision making, and scoring should be robust, justified and transparent. Gladman also highlighted that the SA process is iterative and as such will need to be updated as the Local Plan preparation continues. Should representations suggest a reasonable alternative which has not already been tested by the Council through its SA, Gladman suggest that this should also be tested through a future version of the SA ahead of the submission of the Local Plan to the Secretary of State. This is particularly pertinent in the context of Gladman's representations, which included the location of a proposed new settlement.	Gladman's representations on previous SA documentation have been reviewed. BMSDC is responsible for identifying reasonable alternatives, which are then subject to assessment through the SA, although LUC has advised BMSDC where appropriate. Similarly, BMSDC is responsible for making decisions regarding which sites to allocate and which to discount, taking into account the findings of the SA alongside other evidence base and public consultation responses. The reasons for BMSDC including or discounting reasonable alternative sites as allocations are recorded in **Appendix G (Reasons for Selecting or Rejecting Site Options)** of this SA Report. In the supporting text to JLP Policy SP04 (Housing Spatial Distribution) BMSDC set out the criteria that new settlement proposals need to meet to be considered reasonable alternatives. BMSDC have carried out an evaluation of the new settlement submissions from various promoters and have concluded that none of the new settlement proposals are reasonable alternatives for this JLP. This is presented in **Chapter 6 (Sustainability Appraisal of Reasonable Alternative Sites)** of this SA Report. The supporting text to Policy SP04 states that BMSDC are minded to give consideration to new settlement proposals in the next review of the JLP, which is due to take place within five years of adoption of this JLP..
Highways England	It is noted that there is one transport-related SA objective (16) which is 'to encourage efficient patterns of movement and the use of sustainable methods of travel in support of economic growth.' Highways England recognises that in a largely rural area such as Babergh and Mid Suffolk, this objective could be challenging to achieve in some cases, however we welcome its inclusion in the SA.	Noted.
	With regards to Appendix B Table B.3 Site Assessment Criteria and Assumptions, a set of criteria is defined for the three sustainable travel modes – rail, bus and cycling – in terms of how accessible they are from spatial development options which is expressed across a series of distance bands aligned with the SA scoring matrix, ranging from Major Positive (++) to Major Negative (--).	We have investigated whether it is possible to identify those bus stops or corridors that are on frequent service routes, from those that are not. Unfortunately, no reliable up-to-date data were available, and there are frequent changes to bus services. Therefore, it was decided to retain the measure of access to a bus stop.

Respondent	Representation	Response
	For access to bus stops, a Major Positive (++) is based on a site being within 200m of a bus stop; a Minor Positive (+) being within 201-400m of a bus stop; a Minor Negative (-) being within 401-800m of a bus stop; and a Major Negative (--) being within 800m or more of a bus stop. The distance bands are considered appropriate and broadly align with Institute of Highways and Transportation guidance. Recognising, however, the rural nature of Babergh and Mid Suffolk and the strong possibility that some of the spatial development options could be in locations where existing bus stops are not well served by existing bus services, distance alone may not be an accurate measure of accessibility and sustainability. To illustrate the point, it may be possible that a development site which is less than 200m of a bus stop which is served by an infrequent bus service (say one bus or less an hour) and hence scored as 'Major Positive (++)' is less sustainable in this regard than a site which is between 201-400m of a bus stop which is served by a more frequent service (say two or more buses an hour) but is scored as 'Minor Positive (+)'. If timetable data is readily available, combining distance and service frequency could provide a more robust assessment of site options. We note that the SA assessment will be conducted on a 'Policy Off' appraisal basis and will not therefore take account of potential mitigation.	Note: we have increased the distances to bus stops in light of evidence that the IHT guidelines may be too constrained (see response to Pigeon Investment Management below).
	Highways England considers the nine spatial strategy options to be suitably diverse to enable a comprehensive assessment of the varying development constraints and opportunities. We do not consider there to be other clearly distinguishable spatial strategy options to be added. It will be helpful for the SA to provide explanation for what criteria will be used to determine a sustainable travel corridor under Spatial strategy option 6. To reiterate the response to Question 5 above, it is suggested that this considers not simply the presence of sustainable travel options but the quality/quantity of those options for example frequency of services, key destinations served etc.	We have investigated whether it is possible to identify those bus stops or corridors that are on frequent service routes, from those that are not. Unfortunately, no reliable up-to-date data were available, and there are frequent changes to bus services. Therefore, it was decided to retain the measure of access to a bus stop. BMSDC has defined those transport corridors that have either the best existing or greatest potential for enhanced public transport as being The London – Cambridge and London – Norwich rail routes and the A12, A14 and (to a lesser extent) A140 roads.
Ipswich Borough Council	Request that the following paragraphs are amended for consistency with the emerging Ipswich Local Plan Review 2018-2036: Paragraph 2.63 The Ipswich Local Plan 2011-2031 was adopted in 2017 and comprises a Core Strategy and Policies Development Plan Document Review (2017), in addition to a Site Allocations and Policies Development Plan Document (2017). However, Ipswich Borough Council is now consulting on the Ipswich Local Plan Review 2018-2036, which consists of a Final Draft Core Strategy and Policies Development Plan Document Review, in addition to a Final Draft Site Allocations and Policies Development Plan Document.	Paragraphs amended to reflect the current status of the Ipswich Local Plan Review 2018-2036.

Respondent	Representation	Response
	Paragraph 2.64 According to the Core Strategy and Policies Development Plan Document Review (Final Draft), the Council has a housing requirement of at least 8,010 dwellings for the period 2018-2036. This equates to an annual average of at least 445 dwellings. The Council will additionally allocate land to provide for at least 6,100 dwellings in the Borough. The Ipswich Garden Suburb development will contribute significantly to meeting the housing needs of the Borough throughout the plan period. At paragraph 2.64 it is stated that the housing requirement for Ipswich Borough Council is 8,010 dwellings, equating to an annual average of at least 445 dwellings. Whilst it is correct to reference this directly from the policy, a footnote or qualifying paragraph needs to be included to make clear that due to the publication of the Government affordability ratios on 19th March 2020, the ratio for Ipswich increased from 6.82 in 2018 to 7.44. The effect on the Ipswich housing requirement set out through the regulation 19 draft Local Plan is as follows: The Ipswich housing requirement increases from 445 dwellings per annum (dpa) to 460 dpa. This is a change for the whole plan period from 8010 dwellings to 8280 dwellings.	
	Chapter 4 does not include the New Anglia Local Enterprise Partnership Economic Strategy. This should be included under the sub-national list.	Reference to the New Anglia Local Enterprise Partnership Economic Strategy has been added to the policy context section for the section 'Economy' in **Appendix B (Policy Review and Baseline Information)** of this SA Report.
	Chapter 6 needs to reference the Environment Agency Plan for the East of England and the Anglian Water Services Water Resources Management Plan. Also recommended that the Ipswich and Suffolk Coastal Joint Water Cycle Study is included given that the rivers flow across different authority boundaries	Reference to the Anglian Water Resources Management Plan has now been added to the policy context section for 'Land and Water Resources'. The Ipswich and Suffolk Coastal Joint Water Cycle Study has not been added to the policy context section because it is a study instead of a strategy.
	The sub-national section of Chapter 8 should cite the Recreational Avoidance and Mitigation Strategy Supplementary Planning Document (SPD) and not just the technical report	Reference to the Recreational Avoidance and Mitigation Strategy Supplementary Planning Document (SPD) has now been added to the policy context section in the section 'Biodiversity' in **Appendix B (Policy Review and Baseline Information)** of this SA Report.
	Chapter 10 - the joint Settlement Sensitivity Assessment undertaken by all ISPA authorities is not referenced and should be under sub-national.	The Settlement Sensitivity Assessment is not considered to provide policy context, rather it provides assessment results. Therefore, this document has not been referenced in the policy context section. This study has been taken into account in LUC's Landscape Sensitivity Assessment.
	Figure 3.1 fails to identify all of Ipswich's education facilities and GP practices. Examples include Suffolk New College, University of Suffolk and The Chesterfield Drive Surgery.	Figure 3.1 (Figure B.1 in this SA Report) was generated using up-to-date information provided by BMSDC. The University of Suffolk and Suffolk New College are marked on the map. However, their points were partially hidden behind the 'Ipswich' label. The map has been updated to clearly display both educational establishments. The GIS shapefile for Chesterfield Drive Surgery was not provided but has now been added.

Respondent	Representation	Response
	Figure 4.1 does not identify the employment sites and Enterprise Zones in Ipswich. As per the reasoning set out in response to figure 3.1, this is required due to the close relationship in Spatial Strategy Option 1.	Figure 4.1 (Figure B.4 in this SA Report) contains all recognised employment sites and Enterprise Zones within both Districts. Employment sites and Enterprise Zones in Ipswich have been taken into account in the site assessments, which required GIS data to be provided by Ipswich BC.
	As per above, but for the transport network in Figure 5.3.	National cycle routes have now been added to Figure 5.1 (Figure B.7 in this SA Report). Figure 5.3 (Figure B.9 in this SA Report) displays air quality in the area, specifically $PM_{2.5}$ concentrations.
	Figure 7.1 - There should be an equivalent flood risk map for surface water flood risk and not just fluvial/ tidal flooding as shown.	Figure 7.1 (Figure B.15 in this SA Report) uses nationally available datasets. BMSDC have commissioned a Strategic Flood Risk Assessment (SFRA), the findings of which are reported upon in this SA Report.
	Figure 9.3 does not show the Ipswich heritage at risk assets; however, it includes such information for all other authorities. The omission of IBC information is not explained. This information should therefore be included.	Figure 9.3 (Figure B.20 in this SA Report) has now been updated to include heritage at risk assets in Ipswich, using information to be found at Information can be found here: https://www.ipswich.gov.uk/content/looking-after-buildings-risk.
	Paragraph 4.19 should reference that the two authorities fall within the Ipswich Travel to Work area which is partly responsible for the high levels of outward commuting. The bullet point list only references the imbalance of housing and jobs as the reason for the high levels of outward commuting.	Text has been amended as requested.
	Paragraph 5.19 Traffic Growth and road projects only focuses on the impact of development on Babergh/Mid Suffolk's traffic and road. However, given the relationship with Ipswich as a travel to work area, as well as spatial option 1, there needs to be recognition that the impacts on traffic and roads in Ipswich needs to be adequately assessed.	The potential impact of traffic in relation to Air Quality Management Areas (AQMAs) in Ipswich has been addressed in the SA Report. These directly relate to traffic movements and related air pollution.
	Paragraph 5.34 Air Quality does not reference the impact of future traffic growth from Babergh/ Mid Suffolk on the AQMAs in Ipswich. It only references the fact that there are five AQMAs in Ipswich but fails to identify the impact that inward and outward commuting to/from Ipswich will have on these.	Text has been amended as requested.
	Chapter 6 needs to highlight how poor water quality can impact on other authorities downstream and is not confined to administrative boundaries.	Text has been added as requested.
	Digital infrastructure improvement should be included in SA framework.	Access to broadband was considered for inclusion, but it was decided not to use it as a criterion because the data were not considered to be robust in terms of being up-to-date, and because the situation regarding quality of broadband access changes rapidly..

Respondent	Representation	Response
	The criteria and assumptions for appraising potential site allocations is appropriate.	Noted.
	The options are considered to be reasonable alternatives. However, Spatial Strategy Option 1 must make clear that the pursuit of this option may require any identified unmet needs of Ipswich Borough Council, particularly as this would develop land immediately adjacent to the Borough.	Noted. BMSDC refer to the Statement of Common Ground to address the issue of unmet need.
Sue Ives	The Joint Local Plan Sustainability Appraisal (March 2020) seeks views on "whether the baseline information provided is robust and comprehensive and provides a suitable baseline for the SA of the Local Plan." I agree with Stradbroke Parish Council (point 11) insofar as the WSP transport study, used to provide baseline data for the SA, is too narrow in scope; it should be broadened to include the cumulative impact on main and rural road networks in High Suffolk as a result of the development of the Cranswick chicken meat processing factory on Eye Airfield, which was completed in November 2019.	The role of the SA Scoping Report is to review plans, policies and programmes relevant to the Local Plan, summarise the existing baseline with regards to sustainability topics, identify key strategic issues for the Districts and set out the SA Framework to use in future assessments. However, it is clear from a number of consultees' comments that there is a lot of concern regarding HGV movements in rural locations, particularly around Eye and Stradbroke. These issues have more of a bearing on the Local Transport Plan and management of the road network than proposals in the JLP, but the issue has been acknowledged in the SA (see the baseline section of 'Transport, Air Quality and Noise' in **Appendix B (Policy Review and Baseline Information)** of this SA Report).
	The Sustainability Appraisal Scoping Report makes reference to National Planning Policy Framework (NPPF)70 which: 'Encourages local planning authorities to consider transport issues from the earliest stages of plan making so that: …. the environmental impacts of traffic and transport infrastructure can be identified and assessed'. I agree with Eye Town Council (point 4.3) in relation to the need to assess the cumulative impact of 'each application'. It needs to be understood that each poultry feeder site is part of a network of supply sites to the Cranswick meat processing factory and each has its own complex logistical network consisting of numerous HGV deliveries of eggs/chicks, feed, bedding and fuel from various locations, HGV collection of waste litter to be transported to power stations or anaerobic digesters nearby or spread on the land, mortalities and dirty water to be dispensed with at other locations and birds destined for the factory at the end of the crop cycle; each site operates on different production cycles, which can be anywhere between 5 to 7 weeks, at the end of which the sheds are emptied, cleaned and made ready for the next crop of birds. Routes to the meat factory will overlap and will have a cumulative effect on rural roads and villages. The larger the site, the more HGV traffic generated. All of this evidence points to the fact that the Cranswick factory development at Eye Airfield and its growing supply chain network has already resulted in a cumulative increase in HGV movements across main and rural road networks in High Suffolk. The full extent of this has not been adequately quantified and so the Sustainability Appraisal statement contained in 5.19 "The modelling shows future traffic growth for 2026 and 2036, as a result of changing patterns of travel behaviour and predicting future traffic impacts. The growth assumptions for the modelling consider population growth and specific development locations …" would suggest	The role of the SA Scoping Report is to review plans, policies and programmes relevant to the Local Plan, summarise the existing baseline with regards to sustainability topics, identify key strategic issues for the Districts and set out the SA Framework to use in future assessments. However, it is clear from a number of consultees' comments that there is a lot of concern regarding HGV movements in rural locations, particularly around Eye and Stradbroke. These issues have more of a bearing on the Local Transport Plan and management of the road network than proposals in the JLP, but the issue has been acknowledged in the SA (see the baseline section of 'Transport, Air Quality and Noise' in **Appendix B (Policy Review and Baseline Information)** of this SA Report). Policy LA099 (Allocation: Land at Eye Airfield, Eye) in the JLP requires provision of a transport assessment to determine existing and projected capacity and any mitigation required.

Respondent	Representation	Response
	that the model did not include the factory and its supplier network in its entirety and as such, cannot be regarded as 'robust and comprehensive'. The Cranswick factory development and its operations will contribute to increasing traffic volume and capacity issues highlighted by Stradbroke Parish Council and Eye Town Council in each of their submissions to the Sustainability Appraisal Scoping Report consultation.	
	On a separate point, the Joint Local Plan Sustainability Appraisal (March 2020) seeks views on whether there are any additional key sustainability issues relevant to the plan area that should be included. LUC|27 states that 75% of Mid Suffolk's population lives in rural areas (SA objectives 1, 3 & 14). Recent Scoping Enquiries for new developments of poultry feeder sites and planning applications to expand existing poultry sites will have a significant detrimental effect on the health and wellbeing of rural communities	The development of poultry feeder sites is not considered a key sustainability issue. However, the SA Framework does contain a SA objective on health and wellbeing (SA Objective 1) for each site option and policy to be appraised against.
Mr James Lawson	The JLP SA scoping process is not currently robust and as a result the housing growth strategy for the JLP Hinterland and Hamlet Villages is considered to be inconsistent, proportionally imbalanced and inappropriate - please see objection supporting document.	Spatial strategy option 4: Proportionate growth – all settlements increase in size in proportion to current population and Spatial strategy option 5: Hierarchical growth – distributing development according to the settlement hierarchy, considers the relative performance against all other spatial strategy options, and includes reference to all settlement types in Babergh Mid Suffolk
Lawson Planning Partnership Ltd. on behalf of M Chisnall & Sons Ltd.	Our client is promoting land for housing in Whatfield, which is identified as a 'Hinterland Village' in the draft Joint Local Plan. Although sustaining a range of facilities, services and infrastructure provision, Whatfield is considered a 'middle ranking' Hinterland Village. Having identified local housing needs, it's not allocated any housing growth or identified for any minimum Neighbourhood Plan housing requirement across the plan period to 2036. The Sustainability Appraisal process (to date) lacks robustness, has omissions and is incomplete. The LUC SA Scoping Report is welcomed, as an opportunity to address the earlier errors and omissions associated with the SA of the Regulation 18 Preferred Options JLP, and as a process to provide a more robust approach to the identification and assessment of potential housing growth areas, particularly at the village level.	Spatial strategy option 4: Proportionate growth – all settlements increase in size in proportion to current population and Spatial strategy option 5: Hierarchical growth – distributing development according to the settlement hierarchy, considers the relative performance against all other spatial strategy options, and includes reference to all settlement types in Babergh Mid Suffolk. All reasonable alternative individual sites have been subject to SA.
	There is a clear planning rationale and justification for the settlement hierarchy growth and housing distribution strategies for Hinterland and Hamlet Villages to be reviewed, as part of the JLP Sustainability Appraisal update process.	Spatial strategy option 4: Proportionate growth – all settlements increase in size in proportion to current population and Spatial strategy option 5: Hierarchical growth – distributing development according to the settlement hierarchy, considers the relative performance against all other spatial strategy options, and includes reference to all settlement types in Babergh Mid Suffolk
	In Chapter 13 of the SA Scoping Report, LUC invite comments from stakeholders and the public on specific aspects of the SA process which are contained in paragraph 13.2. LPP's	Noted.

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	comments in relation to these specific consultation areas are outlined in the chronological order as they appear in the SA document below. Whether there are any additional plans, policies or programmes that are relevant to the SA that should be included: No comments to make at this stage.	
	Whether the baseline information provided is robust and comprehensive and provides a suitable baseline for the SA of the Local Plan: The baseline information in respect of the SA of the local plan is not considered to be sufficiently robust or comprehensive, as the appraisal and validation of all the village settlement boundaries (Place Maps) within the Plan Area is out of date, unreliable and incomplete. In the absence of an up to date assessment of current settlement boundary context and site locations, the application of Built Up Area Boundary and Countryside Policy (both strategic and local policy) to determine growth locations and levels is incomplete, and therefore flawed in SA terms. A comprehensive assessment of at least the village settlement boundaries is therefore advocated - to assist with the process of devising appropriate housing allocation and neighbourhood plan housing requirement strategies, in order to prepare a 'Sound' Local Plan. The need for this in the Babergh part of the plan area, is emphasised by the JLP's own evidence which indicates at Table 3.1 of the SA Scoping Report, that the workforce median house price to median earnings ratio increased from 8.91 in 2014 to 11.39 in 2019, being some '1.67' points above the East of England average. An inappropriate and inconsistent approach to the distribution of housing within the Babergh Hinterland and Hamlet villages, would serve to negate necessary provision for local housing needs, and hamper the retention of much needed local facilities, services and infrastructure provision, including community vitality, which ought to be fostered.	The baseline information has been written using the most up-to-date information available. The assessment includes criterion 7a to distinguish whether it is greenfield or brownfield land, rather than placing reliance on settlement boundaries. Spatial strategy option 4: Proportionate growth – all settlements increase in size in proportion to current population and Spatial strategy option 5: Hierarchical growth – distributing development according to the settlement hierarchy, considers the relative performance against all other spatial strategy options, and includes reference to all settlement types in Babergh Mid Suffolk.
	Whether there are any additional key sustainability issues relevant to the plan area that should be included: Insufficient recognition is considered to have been given to the potential impact (and related SA implications) of allocated sites and neighbourhood plan housing requirements upon designated biodiversity assets and designated landscapes. Further analysis and assessment are therefore advocated, with increased recognition being given to potential settlement locations where housing growth is less likely to adversely impact on biodiversity and landscape assets, through increased recreational pressure associated with population growth.	All site allocations have been re-appraised in this SA Report. The SA Framework contains a SA Objective on biodiversity (SA Objective 11). Therefore, all site options have been appraised in relation to biodiversity. There is also an objective for landscape (SA objective 13), the appraisals of which have been informed by a Landscape Sensitivity Assessment undertaken by LUC. Existing commitments have been taken into account in the SA.

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	Whether the amended SA Framework (Chapter 11) is appropriate and includes a suitable set of SA Objectives: The SA Framework is generally considered to be appropriate. The NPPF paragraph 8 policy requirement - to contribute to the achievement of sustainable development through 'social objectives' to support strong, vibrant and healthy communities is absent, however, and is considered to warrant an objective in its own right. This would help to ensure that village based facilities and services are appropriately sustained, in particular, by directing a sufficient number and range of homes to 'Hinterland Villages' in the Plan Area, which would also help to meet the local housing needs of present and future generations. Inclusion of an additional SA objective relating to "contributing to the achievement of sustainable development through social objectives to support the vitality of and provide for strong, vibrant and healthy communities" is therefore advocated.	The SA Framework outlined in Table 11.1 comprises a set of 16 SA Objectives, each of which is accompanied by a series of guide questions that have been used to appraise the JLP. There is overlap of the social, economic and environmental aspects of sustainable development between these objectives. A number of them are considered 'social objectives', specifically SA Objectives 1, 2, 3 and 4. Spatial strategy option 4: Proportionate growth – all settlements increase in size in proportion to current population and Spatial strategy option 5: Hierarchical growth – distributing development according to the settlement hierarchy, considers the relative performance against all other spatial strategy options, and includes reference to all settlement types in Babergh Mid Suffolk
	Whether the criteria and assumptions for appraising potential site allocations are appropriate for this stage of the SA process, and a suitable refinement on those used to date: SA Objective 4 "to meet the housing requirements of the whole community" within Table B3 (Site Assessment Criteria & Assumptions) of the SA Scoping Report is not considered to be appropriate. Scoring sites on the basis of their ability to accommodate 500 dwellings or more/ 500 dwellings or less, is not sufficiently 'refined' to reflect the growth needs of the Plan Area, or consistent with the wider focus upon identifying land for homes set out in the NPPF. Paragraph 68 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly. Furthermore, to promote the development of a good mix of sites planning authorities are required to identify land to accommodate at least 10% of their housing requirement on sites no larger than 1 ha. Paragraph 69 of the NPPF reflects a similar requirement for Neighbourhood Plan Areas, where opportunities should be taken to allocate small (< 1ha) and medium sized sites suitable for housing in their area. With this in mind, and in order to facilitate the NPPF 10% small sites requirement, the remit of SA Objective 4 ought to be widened to include: ■ A scoring criterion for small (< 1ha) sized sites at the village level; ■ A scoring criterion for small (< 1ha) sites which additionally have 'made' and 'emerging' neighbourhood plans; and	It is accepted that small sites make a significant contribution to housing delivery, although this is on a cumulative basis, rather than each site individually. However, large sites on their own are able to make a more significant contribution on their own and are more likely to deliver a range of housing, including affordable housing on-site rather than by way of developer contributions, which merits being drawn out in the SA. However, in recognition of the rural nature of Babergh Mid Suffolk, and that large-scale sites are rare, the thresholds have been reduced to reflect the housing requirements of each of the two Districts, with a major positive effect being scored when a site contributes 250 dwellings or more in line with the BMSDC Joint Local Plan Viability & CIL Review study (June 2019). Smaller sites receive a minor positive effect.

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	■ A scoring criterion for small (< 1ha) sites which constitute previously developed or otherwise vacant & underused land.	
	Whether the overall spatial strategy options represent a suitable and reasonable set of alternatives, and that no other clearly distinguishable spatial strategy options should be added: The spatial strategy options outlined in paragraph 12.8 of the SA Scoping Report are considered to represent a suitable and reasonable set of alternatives, noting that the 'preferred spatial strategy' is likely to be a combination of two or more of the spatial strategy options. It is also noted that the level of 'consented development' will be taken into account in determining the suitability of identifying new sites, which is welcomed. This approach would be particularly important in providing for a more 'proportionally balanced' level of growth within the Hinterland and Hamlet Villages. With this in mind, and as outlined earlier in this submission, it is evident that there are a number of settlement locations where 'less sustainable villages' are identified for further housing growth, being significantly in excess of a number of 'more sustainable villages', where no new housing growth has been allocated or directed as part of the JLP process, including locations where a neighbourhood plan process is ongoing. Such an approach is considered to be inconsistent with NPPF policy for identifying an appropriate mix of sites to meet the housing needs of the Plan Area as a whole, and is an allocation (and neighbourhood Plan housing requirement) strategy which is considered to be inappropriate and unsound in SA and wider plan making terms. Such an approach would fail to sustain existing community facilities, services and infrastructure, and would not foster community cohesion and vitality. It would also exacerbate the pressing demand for a mix of low cost housing to meet local needs, in a context (within Babergh) where the workforce median house price to median earnings ratio is some 1.67 points above the East of England average	Noted.
Marine Management Organisation	Babergh and Mid Suffolk overlap with the South East Inshore Marine Plan area. At its landward extent the Marine Plan boundaries extend up to the level of the mean high water spring tides mark (which includes the tidal extent of any rivers), there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. The South East Marine Plan extends from Felixstowe to Dover, including the tidal extent of any rivers within this area. In the case of Babergh, the overlap includes the tidal extent of the Rivers Stour and Orwell. The South East Marine Plan is currently out for consultation (closing Monday 20th April 2020) and is therefore material for consideration. The South East Marine Plan is relevant to the SA and should be included.	Reference to the South East Inshore Marine Plan (Draft) has been added to the policy context section for 'Economy'.

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	For evidence supporting marine planning, please see Explore Marine Plans, which provides an online GIS-based platform to visualise the evidence underpinning the marine plan policies, as well as our Evidence Projects Register.	Noted.
	The MMO would suggest more consideration for sustainability issues impacting the marine, coastal and tidal waters in the Districts. As per section 58(3) of the Marine and Coastal Access Act, all decision which affects or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act 2009 and any relevant adopted Marine Plan, in this case the Draft South East Marine Plan.	Reference to the South East Inshore Marine Plan (Draft) has been added to the policy context and baseline section as appropriate.
	No comment on the SA objectives. We suggest the addition of 'minimise' to the mitigation hierarchy.	Noted..
	Draft South East Marine Plan policies which may be of relevance may include (but are not limited to): Co-existence, Aggregates, Dredging and Disposal, Ports and Shipping, Heritage, Seascape, Employment, Climate Change Resilience and Adaptation, Renewables, Air Quality, Water Quality, Marine Litter, Access, Tourism and Recreation, Social Benefits, Defence, Aquaculture, Biodiversity, Net Gain, Cumulative Effects and Cross Border Cooperation	Noted.
Norfolk County Council	No comments on the SA Scoping Report. It just be noted that the JLP should consider cross-boundary issues, particularly transport, environmental matters and the impact on existing development.	Noted.
Notcutts Limited	The Department for Transport's Road Investment Strategy 2 (March 2020) should be included within the list of relevant plans and programmes.	Included as requested.
	A new settlement at Belstead Farm should be assessed in the SA, it performs well against the proposed Site Assessment Criteria and Assumptions set out in Appendix B of the SA Scoping Report.	BMSDC is responsible for identifying reasonable alternatives, which are then subject to assessment through the SA, although LUC has advised BMSDC where appropriate. Similarly, BMSDC is responsible for making decisions regarding which sites to allocate and which to discount, taking into account the findings of the SA alongside other evidence base and public consultation responses. The reasons for BMSDC including or discounting reasonable alternative sites as allocations are recorded in **Appendix G (Reasons for Selecting or Rejecting Site Options)** of this SA Report. In the supporting text to JLP Policy SP04 (Housing Spatial Distribution) BMSDC set out the criteria that new settlement proposals need to meet to be considered reasonable alternatives. BMSDC have carried out an evaluation of the new settlement submissions from various promoters and have concluded that none of the new settlement proposals are reasonable

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		alternatives for this JLP. This is presented in **Chapter 6 (Sustainability Appraisal of Reasonable Alternative Sites)** of this SA Report. The supporting text to Policy SP04 states that BMSDC are minded to give consideration to new settlement proposals in the next review of the JLP, which is due to take place within five years of adoption of this JLP.
Ms Nicky Parsons	We are concerned about the methodology of the scoring system set out in Appendix B for criteria 1, 2, 4, 6, 7, 10, 11, 15 and 16. We suggest amendments to the scoring methodology to better reflect the Sustainability Objectives and the intention to ensure that the SA process has an element of objectivity.	The SA Framework was originally developed by Place Services from the analysis of international, national and local policy objectives, baseline information, and key sustainability issues identified in the plan area. The Site Assessment Criteria and Assumptions set out in Appendix B of the SA Scoping Report were informed by the baseline information and accurately reflect the key sustainability issues identified. The criteria have been selected to be objective – each site has been assessed on a consistent basis.
	Para 12.13: We note the intention to undertake a fresh SA of all of the potential sites. It will be important that any variation to the scoring is clearly explained in the next SA and we trust that this is your intention.	Noted.
	Figure 11.1 sets out the scoring system that the SA will use. It includes mixed effects, but the scoring set out in Appendix B does not explain how a site will achieve mixed effects. This requires further explanation.	Mixed effects are recorded if both the positive and minor criteria outlined in the Site Assessment Criteria and Assumptions (Table B.3) are met. As an example, and with regard to SA objective 16, if a site is located within 500m of a railway station (++) but 401-800m of a bus stop and a cycle way (-) then a mixed major positive and minor negative effect is recorded. However, where possible, a single 'significance' score has been provided for each SA objective.
	The negative scoping proposed in criteria 1, 2, 15 and 16 for the distance of a site from key services is inconsistent with the walking distance assumptions summarised at Table B.3. Table B.3 includes the preferred maximum walking distances, yet these are used to identify the negative scoring grade. This is not logical as a preferred maximum distance is still an acceptable distance. Walking is recognised as a key health benefit that is to be encouraged and it therefore seems illogical to give a negative grade to a site that is within the 'preferred maximum preferred' walking distance' We suggest that the scoring should be adjusted such that sites that fall within this distance achieve a negligible score at the very least.	There are a number of pieces of research that give a variety of recommended guidance distances for walking. Given the wide range of services and facilities normally considered in SAs, LUC has developed some guideline distances that it uses in its SA work, which are reflected in the SA Site Assessment Criteria and Assumptions for BMSDC JLP. These are based on the Institute of Highways and Transportation (IHT) guidance, which divides distances depending upon location and purpose of the trip into three categories: 'desirable', 'acceptable', and 'preferred maximum'. LUC's assessment criteria are therefore also divided into three categories, which is why a fourth category of 'neutral', as suggested by the consultee, has not been used. The IHT category of 'acceptable' implies that anything above this is 'unacceptable' (i.e. worthy of a negative score) although the IHT also uses the category 'Preferred Maximum', and therefore we are of the view that a minor negative score is valid for distances that fall into this category.

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	Furthermore, the scoring of a site beyond the preferred maximum distance requires greater consideration. Currently, a site that is 1.2km from a GP facility scores a minor negative and one that is 1.21km would be a major negative. There needs to be a more finely grained scoring system to properly distinguish between those sites that are significantly distant (i.e. significantly beyond the preferred maximum walking distance) from key facilities. Failure to do so will overstate the impacts for some sites that are only marginally beyond the preferred maximum distance.	Sites that fall just over the distance buffers (e.g. 401m from a bus stop) have been appraised in line with the assessment criteria, so as to ensure consistency across all appraisals. Thresholds have to be introduced at some point, and those that are included for the SA criteria are reasonable. Note: we have increased the distances to bus stops in light of evidence that the IHT guidelines may be too constrained (see response to Pigeon Investment Management below). The main purpose, though, is for site assessment criteria to allow objective and consistent scoring of sites, and to enable comparisons between the performance of sites to be made. This is an approach adopted in numerous SAs and found to be sound in examination.
	We disagree with the scoring for the impact of housing schemes (criterion 4) based on the size of a development. All housing development provides a positive impact and Sustainability Objective 4 does not suggest that the positive effects to be measured are confined to a scheme of 500 units or more. This is an unreasonable cut off to use for a district such as Babergh Mid Suffolk that historically delivered smaller sites and arguably where sites below 500 units may be more appropriate. It also fails to take into account that smaller sites tend to be delivered faster than large 500+ sites. We therefore suggest that all major housing applications (i.e. 10 or more) should have a major positive score and minor housing schemes should have a minor positive.	It is accepted that small sites make a significant contribution to housing delivery, although this is on a cumulative basis, rather than each site individually. However, large sites on their own are able to make a more significant contribution on their own and are more likely to deliver a range of housing, including affordable housing on-site rather than by way of developer contributions, which merits being drawn out in the SA. However, in recognition of the rural nature of Babergh Mid Suffolk, and that large-scale sites are rare. The thresholds have been reduced to reflect the housing requirements of each of the two Districts, with a major positive effect being scored when a site contributes 250 dwellings or more in line with the BMSDC Joint Local Plan Viability & CIL Review study (June 2019). Smaller sites receive a minor positive effect.
	Criterion 6 relates to air quality and noise. The assessment criteria identified is likely to require detailed information that is unlikely to be available at the SA stage. It is unclear how this scoring can be applied objectively or accurately, and we recommend that you consider an alternative scoring system for this effect.	It is recognised that localised conditions can alter the potential for noise disturbance, and that mitigation can also play a role. However, at the strategic scale, it is considered to be appropriate to distinguish between those sites that are in closer proximity to sources of noise than those that are not (in line with the precautionary principle). As set out in the criteria: A minor negative effect is given where the site is located within 25km of an AQMA ■ A major negative effect is given where the site is located within 12.5km of an AQMA. There is one AQMA present in BMSDC (Cross Street in Sudbury), five in Ipswich Borough, and two within or close to Bury St Edmunds. UCL's DataShine (Commute) website were used to identify commuting patterns and their relationship to the AQMAs, which resulted in the above criteria being chosen for the SA.
	Criterion 7 relates to minerals and identifies a major negative score for sites that are within 250m of a mineral consultation zone. There is no explanation to justify why a negative score is warranted. A potential negative effect will depend upon the nature of the scheme and the	Minerals Consultation Areas ensure that the Mineral Planning Authority is aware of and involved in the determination of development proposals which may impact upon identified minerals resources to ensure that the resources are not unnecessarily sterilised. As such, the

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	minerals zone that it impacts upon. This is not taken into account by the scoring mechanism proposed and we therefore recommend further review of this.	Minerals Consultation Areas are a good indication of where known deposits of minerals are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. It also helps to distinguish between those sites that are within a Minerals Consultation Area and those that are not However, in acknowledgement of the point raised by the consultee, if a site is located within a Minerals Consultation Area, a minor negative score was recorded. This distinguished it from sites within 250m of a minerals site, existing or proposed, which were given a major negative score.
	We are concerned to see that criterion 10 offers no potential for positive scoring of those sites that are within flood zone 1 or in areas of low surface water flooding risk. This conflicts with SA objective 10, which asks questions about how a site reduces the vulnerability to flooding. This would also seem to contradict the mitigation hierarchy at 11.22, which identifies avoidance of effect as the first priority. We consider this is a major omission of the scoring process.	The SA has been undertaken with reference to flood risk zones. If a site is outside of the relevant flood risk zone it will not be at risk of flooding and therefore it will have a negligible effect on this SA Objective.
	We are concerned to see that criterion 11 offers no potential for positive scoring of those sites that avoid close proximity to nature conservation/geological sites. This conflicts with SA objective 11, which asks questions about how a site reduces impacts on such areas. This would seem to contradict the mitigation hierarchy at 11.22, which identifies avoidance of effect as the first priority. We consider this is a major omission of the scoring process.	The development of sites in areas where nature conservation/geological sites are present, will not have a positive effect on biodiversity. Instead, they will have a negligible effect. The SA takes a precautionary approach to the assessment of sites.
Pigeon Investment Management and their Landowners	Pigeon continues to support the thrust of the emerging Local Plan, taken as a whole, but has identified within the content of the SA Scoping Report specific aspects which need further consideration and refinement before proceeding onto the production of the Regulation 19 Draft Submission Local Plan. Absence of reasonable alternatives to assess different levels of growth: The SA Scoping Report is silent on how the SA will assess different levels of growth for the District as part of the assessment of reasonable alternatives. This would imply that the Joint Local Plan (JLP) will be predicated only on the minimum housing requirement under the standard method, with no consideration of the merits for planning for higher levels of growth in the District to support economic development aspirations. The SA will also fail to address the identified unmet housing needs from neighbouring authorities. Within the Regulation 18 Consultation, the preferred approach to Policy SP01 – Housing Needs, was to adopt the housing requirement under the standard method. The supplementary text to the policy sets out that there were no alternative options put forward to suggest that the housing requirement should be set at any level other than the local housing need figure. However, the Councils are required to consider alterative options so that they demonstrate	The local housing need represents a 'starting point' in identifying housing requirements for Babergh and Mid Suffolk. There are a number of other factors to consider when setting the housing requirement. The Strategic Housing and Employment Land Availability Assessment (SHELAA) indicates that there is a sufficient supply of land to meet the housing need set out in the standard methodology. National Planning Practice Guidance sets out that there may be circumstances where additional growth may be required. However, it is important to understand the likelihood of higher levels of growth being delivered. The local housing need figures produced by the Government's standard methodology is significantly higher (approx. 30%-40%) than the current levels of housing delivery. TBMSDC maintain that the JLP aims to set out a proactive approach which can significantly boost the supply of housing land and delivery in the District, consistent with Government policy. Babergh and Mid Suffolk are planning to meet their full identified local housing needs. Unmet housing need has not been identified to Babergh and Mid Suffolk by any neighbouring authorities either within the Ipswich HMA or beyond it. An Ipswich Strategic Planning Area (ISPA) statement of common ground is agreed between authorities in the Ipswich HMA detailing a process to follow should unmet needs become identified. Should it be determined through the plan making process that another authority within the ISPA is unable to meet its minimum housing need, the Councils will, under the duty to co-operate, work collaboratively to determine whether housing development needs that cannot be met wholly within a particular

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	soundness and can plan positively for the housing employment and other needs of the two districts including accommodating unmet housing need. A review of Chapter 2 of the Scoping Report reveals that the information relating to the North Essex Authorities and Ipswich Borough Council is not accurate as it does not identify that these neighbouring authorities are likely to require assistance in order to meet their unmet needs.	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.
	Re-evaluation of Spatial Strategy Within the consultation of this Scoping Report, the Councils state that they are going to assess 9 spatial options against the SA criteria to identify the most appropriate way of distributing development across the two Districts. Within these options, Pigeon note that there is no assessment option for a dispersal strategy amongst the villages. It is suggested that this spatial option should be included as a reasonable alternative and subject to an SA for completeness. The methodology should also make it clearer that the preferred strategy would be assessed against the reasonable alternatives for completeness.	Spatial strategy option 4: Proportionate growth – all settlements increase in size in proportion to current population and Spatial strategy option 5: Hierarchical growth – distributing development according to the settlement hierarchy, considers the relative performance against all other spatial strategy options, and includes reference to all settlement types in Babergh Mid Suffolk
	Assessment criteria are not fit for purpose On review of the baseline and key sustainability issues within the Scoping Report, it is clear that the amended criteria at Appendix B does not address the key sustainability issues identified for the two Districts within the SA Scoping Report. The criteria appear too generic and should be adapted to reflect the predominantly rural nature of the two Districts.	The baseline information in Chapters 3-10 of the SA Scoping Report refers to the overall environmental, economic and social characteristics of both Districts, and provides the basis against which to assess the likely effects of alternative proposals in the JLP. We have identified key sustainability issues from this information, which has been reflected in our amendments to the SA Framework, which was originally developed by Place Services.
	Turning to SA Objective 4 in Appendix B this requires development to meet the housing requirements of the whole community. However, the criteria at 4a in Appendix B for judging this is simply whether the development delivers fewer or more than 500 homes. The issues for the authorities are however far more nuanced than a simple numerical threshold of dwellings and the arbitrary criteria applied to the objective is too coarse and needs to be more refined and sophisticated in scope to meet the key sustainability issues set out in Table 3.7 of the report.	It is accepted that small sites make a significant contribution to housing delivery, although this is on a cumulative basis, rather than each site individually. However, large sites on their own are able to make a more significant contribution on their own and are more likely to deliver a range of housing, including affordable housing on-site rather than by way of developer contributions, which merits being drawn out in the SA. However, in recognition of the rural nature of Babergh Mid Suffolk, and that large-scale sites are rare. The thresholds have been reduced to reflect the housing requirements of each of the two Districts, with a major positive effect being scored when a site contributes 250 dwellings or more in line with the BMSDC Joint Local Plan Viability & CIL Review study (June 2019). Smaller sites receive a minor positive effect.
	A further example relates to SA Objective 14b, which assesses employment sites on the basis of their size, again, either above or below 5 ha. This does not identify whether a site is capable of delivering units for SMEs, will reduce the high levels of outward commuting, or can contribute towards improving the limited rural infrastructure.	It is recognised that this is a simple measure, but it is reasonable to assume that larger employment sites will deliver more jobs than smaller employment sites.

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	Chapter 3: Population, Health and Wellbeing Pigeon fully support the conclusions within Paragraph 3.23-3.31 of the SA Scoping Report., which effectively state that: ■ Due to a lack of supply, house prices within the District have been steadily climbing with affordability decreasing every year; and ■ That the number of affordable homes built has been low and must be increased significantly. Given the above, Pigeon would expect to see these issues recognised as key sustainability issues for the District and therefore the SA Framework to respond accordingly. Table 3.7 of the Scoping Report presents the key sustainability issues with respect to Population, Health and Wellbeing with the second row addressing the need for housing. Given the acute shortage of private and affordable housing, Pigeon would recommend (recommendation underlined) that the text within this table be changed to: ■ There is an **acute** need for a **major increase in the provision of private and affordable housing in BMSDC** because at present, the mean price of dwellings is higher than the national average and for Babergh, is also higher than the regional average. The proportion of new homes that are affordable are below targets. Given the need for a significant increase in private and affordable housing, Pigeon request that SA Objective 4 (Population, Health and Wellbeing) which will directly influence the scale and type of housing in the District be amended to: ■ To significantly increase the supply of private and affordable housing within the District to meet the housing needs of the whole community as a minimum.	The need for affordable housing has been identified as a key sustainability issue. It states: "There is a need for affordable housing in BMSDC because at present, the mean price of dwellings is higher than the national average and for Babergh, is also higher than the regional average. The proportion of new homes that are affordable are below targets." The proposed re-wording of the issue suggests ways of addressing this issue, which is the role of the SA to appraise when reviewing JLP policies and proposals. Given the significance of the affordable housing issue, we have inserted the adjective 'acute' before need as recommended. This key sustainability issue is reflected in the SA Framework, which contains a SA Objective on housing provision (SA Objective 4): To meet the housing requirements of the whole community. This SA Objective contains the following guide question: "Will it contribute to meeting demand for a range and mix of housing including affordable housing and specialist housing?". Therefore, the issues identified by the consultee should be reflected in the results of the SA.
	Chapter 4: Economy Pigeon fully support the broad conclusion of the text within the baseline section of this chapter. Pigeon believe that a key output of the SA Scoping Report should be the allocation of additional employment land across the district, particularly in rural areas and the main towns to drive sustainable economic growth.	Noted.
	Chapter 11: The SA Framework and Method of Approach Whilst Pigeon acknowledge and appreciate the purpose of the revised site assessment framework, they do have a number of concerns with the assessment criteria on the basis that	Noted.

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	they are not cognisant of the Plan's preferred development strategy and it may not identify the most sustainable sites for allocation, particularly in the context of the rural area.	
	Pigeons' primary concern is that the distances used to appraise the sustainability of the site are more suited to a dense urban context as opposed to the predominantly rural nature of Babergh and Mid Suffolk. Given the nature of the housing allocations we believe that the IHT guidance used as the basis for the assessment should be amended to reflect the rural nature of the assessment areas. Furthermore (and as highlighted by our representations above) the SA Scoping Report recognises the rural nature of the district (paragraphs 1.6 and 3.17) but also states that in order to boost housing and sustainable economic growth, allocations should promote access to sustainable modes of transportation (such as train and bus) to facilitate more sustainable modes of travel to work as well as enhance the vitality and sustainability of the rural areas. This is a key facet of the Regulation 18 Preferred Options Local Plan which seeks to direct growth along the A14 and A12 transportation corridors which include good train links into Ipswich, providing a sustainable means of accessing higher order services. Yet this is not adequately reflected in the SA Assessment Criteria.	As set out in the SA Scoping Report, there are a number of pieces of research that give a variety of recommended guidance distances for walking. Given the wide range of services and facilities normally considered in SAs, LUC has developed some guideline distances that it uses in its SA work, which are reflected in the SA Site Assessment Criteria and Assumptions for BMSDC JLP. The IHT guidance does not distinguish between urban and rural areas in terms of walking distances and, although other research is not definitive, it suggests that the distances that people walk to access services and facilities is not dissimilar in urban and rural areas. However, in rural areas, a higher proportion of people tend to use cars than other modes of transport for access. It should also be noted that rural areas tend to have higher proportions of people in older age groups than urban areas, which means that walking longer distances, may be less of an option. The SA Framework contains a SA Objective on sustainable transport (SA Objective 16): To encourage efficient patterns of movement and the use of sustainable methods of travel in support of economic growth. This objective contains assessment criteria for proximity to railway stations, bus stops and cycle paths.
	SA Objective 2a and 2b: The desirable distance to primary and secondary schools should be increased from the current distance of 400m and 500m respectively to 2,000m to reflect the IHT guidance of the preferred maximum for commuting to schools. Given the rural nature of the district Pigeon believe a distance of 2km to be entirely appropriate to provide residents with a strong option of walking or cycling to school and should be scored as a major positive if the site is within this distance.	As set out in the SA Scoping Report, there are a number of pieces of research that give a variety of recommended guidance distances for walking. The IHT guidance does not distinguish between urban and rural areas in terms of walking distances, and, although other research is not definitive, it suggests that the distances that people walk to access services and facilities is not dissimilar in urban and rural areas. Given the wide range of services and facilities normally considered in SAs, LUC has developed some guideline distances that it uses in its SA work, based on IHT guidelines, which are reflected in the SA Site Assessment Criteria and Assumptions for BMSDC JLP. A major negative score is only recorded when a site is greater than 1.2km from a primary or middle school, and greater than 2km from a secondary school. The closer to the primary and middle or secondary school the more positive the effect. This will enable sites to have their comparative performance to be appraised and distinguished.
	SA Objective 3b: Given the rural nature of the two districts we believe that a distance of less than 200m to a local centre is unreasonable and more suited to an urban context. Pigeon believe it entirely reasonable and sustainable for a resident to work up to 1200m to access shops and services and therefore recommend that this distance is changed to be a major positive(++). The assessment should also clarify that local centres include local village centres	As set out in the footnote against SA Objective 3 (3b), GIS data are not currently available for local and neighbourhood centres. Therefore, it is only possible to rely on defined town and district centres. The town and district centres are set out in the BMSDC Settlement Hierarchy and are as follows: ■ Town centres:

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	within the Core Villages to reflect the local rural context and the importance of such settlements in meeting service provision for their surrounding rural hinterlands.	– Sudbury – Hadleigh – Stowmarket ■ District centres: – Eye – Needham Market – Debenham[2] It should be noted that there are a number of other site assessment criteria that are based on walking distances to services and facilities. Given the lack of more localised information it was decided that the proposed settlement hierarchy provides a reasonably robust proxy for that distinguishes between those settlements that have the services and facilities that might be expected to be present in town, district, local and neighbourhood centres. This categorisation has therefore been used to populate scores for criterion 3b.
	SA Objective 15: Given the rural nature of the two districts it is considered that this criteria should be amended to reflect the ability of developments to support the vitality and viability of local village centres in accordance with paragraph 78 of the NPPF.	There are a number of other site assessment criteria that are based on walking distances to services and facilities. Sites close to such services and facilities will score positively, irrespective of whether they are within towns or villages.
	SA Objective 16a: The current assessment awards a major positive (++) if a site is within up to 500m of a rail station which Pigeon believe is wholly inappropriate for a rural area and not in accordance with the spatial strategy or indeed the key sustainability issue of promoting travel by bus and train. Pigeon believe that a distance of 5km to a rail station would provide residents with a wholly sustainable option of walking, cycling or bus to access a train station for commuting to work. Any sites that are within 5km should be awarded a major positive score (++). This is further reinforced when consideration is given to the preferred spatial strategy which is to locate dwellings where residents can access one of the most sustainable forms of travel (train) for commuting and leisure (e.g. within the A12 and A14 transportation corridors with their associated train lines into Ipswich). The current assessment might reject a site that is within walking or cycling distance of a train station and which would align with the preferred spatial strategy – such an approach is not considered sound.	As set out in the SA Scoping Report, there are a number of pieces of research that give a variety of recommended guidance distances for walking. Given the wide range of services and facilities normally considered in SAs, LUC has developed some guideline distances that it uses in its SA work, based on IHT guidelines, which are reflected in the SA Site Assessment Criteria and Assumptions for BMSDC JLP. Distances such as 5km to a rail station will encourage car use to access the rail station, rather than walking, notwithstanding the options to cycle and use buses. It is reasonable to score a site that is less than 1km from a rail station more positively than one that is nearer to 5km from a rail station, as the latter is more likely to generate a car journey.

[2] Debenham is a district centre from a retail perspective, but in the settlement hierarchy it does not contain the same levels of services, facilities and employment opportunities as a Market Town/Urban Area and is therefore classified as a Core Village.

Respondent	Representation	Response
	SA Objective 16b: Pigeon believe that that the distance of 200m to a bus stop to record a major positive is also inappropriate for a rural site and recommend that this be amended to the IHT guidance of 800m (preferred maximum) for a major positive effect. Furthermore, Pigeon note that the assessment does not allow the ability to recognise any mitigation or enhancement in the form of services and facilities that might be located within any new development or for the benefit of the wider area. Pigeon believe that in order for the Site Assessment Framework to be sound and in accordance with national policy, specifically Paragraphs 84 and 103 of the NPPF, not only should the site assessment criteria be amended to reflect the rural nature of the district but that the appraisals should also recognise the provision of mitigation such as schools, enhanced sustainable transport options and other strategic infrastructure, which is fully supported by national policy as a means of improving the sustainability of a rural site.	As set out in the SA Scoping Report, there are a number of pieces of research that give a variety of recommended guidance distances for walking. Given the wide range of services and facilities normally considered in SAs, LUC has developed some guideline distances that it uses in its SA work, based on IHT guidelines, which are reflected in the SA Site Assessment Criteria and Assumptions for BMSDC JLP. With respect to walking distance to bus stops, research has been undertaken that suggests the distances used by the IHT may be too short[3]. It found that the average walking distance to a bus stop in rural areas is 610m and the 85th percentile is 1,000m. We have used this research to amend the distances for criterion to bring them closer to, if not precisely in line with, the recommendations of the consultee. With regard to mitigation, the SA of all reasonable sites is on a 'policy off' basis, but possible mitigation measures are described for each SA Objective (see **Chapter 6 (Sustainability Appraisal of Reasonable Alternative Sites)** of the main SA Report).
	Employment Sites Pigeon note that the same appraisal matrix will be applied to both prospective residential and employment site allocations. Given the SA Scoping Report has recognised the need to boost economic growth through the allocation of more employment land in rural areas, Pigeon believe that, under the current methodology, employment sites may be considered unsustainable if they are not within walking distance of a primary school. Such a requirement is clearly not relevant for an employment allocation. In order to ensure the selection of the most sustainable employment sites, Pigeon believe that the following SA Objectives should be removed as part of their assessment: ■ SA Objective 1a: GP surgeries ■ SA Objective 2a: Primary and middle schools ■ SA Objective 2b: Secondary schools ■ SA Objective 2c: Further and higher education facilities ■ SA Objective 4a: Housing provision ■ SA Objective 4b: Barriers to housing and services Pigeon recommend the following steps are implemented:	Although the SA Framework was applied to both residential and employment sites, some of the site assessment criteria and assumptions differed because some of the criteria were considered not to be relevant as identified by the consultee. For example, proximity to schools was not taken into consideration in appraising the employment sites.

[3] How far do people walk? Gareth Wakenshaw BSc (Hons), PGDip, MCIHT WYG Group Dr Nick Bunn BSc (Hons), MSc, PhD, MCIHT, CMILT WYG Group Presented at the PTRC Transport Practitioners' Meeting London, July 2015

Respondent	Representation	Response
	■ Amendment of the SA Framework to recognise the rural nature of the district and the differences between employment and residential sites; and ■ Incorporation of a second stage assessment to recognise the provision of mitigation and enhancements to recognise that some site proposals will be able to incorporate measures that mitigate impacts and / or enhancement measures.	
Serenity Parks	The response below should be read in the context that Serenity Parks support the content proposed in the scoping of the SA but are advancing views where revisions could be made to ensure that the development goals sought by the Council can be delivered without impediment. Serenity Parks support the publication of the SA scoping, and the Council's commitment to meeting Section 19 of the 2004 Planning and Compulsory Purchase Act. The Council should ensure that the results of the SA process conducted through the Joint Local Plan clearly justify any policy choices that are ultimately made, including the proposed site allocations (or any decision not to allocate sites) when considered against 'all reasonable alternatives'.	Noted. The SA Report includes the reasons why BMSDC has selected the JLP as preferred (See **Chapter 7 (Sustainability Appraisal Findings for the Joint Local Plan)** of the main SA Report), including decisions on individual sites (see **Appendix G** (**Reasons for Selecting or Rejecting Site Options)** of this SA Report).
Greg Shaw on behalf of Endurance Estates Strategic Land Ltd.	Endurance Estates Strategic Land Ltd previously submitted representations to the Issues and Options Joint Local Plan consultation with regard to Land East of Eastern Way and North of Wetherden Road, Elsmwell. In respect of this current consultation, our client wishes to highlight their previously submitted representations to the Issues and Options Local Plan consultation which highlighted deficiencies in the Sustainability Appraisal document which was published as part of that consultation. We trust these comments will be taken into account and positively addressed by LUC when preparing the Sustainability Appraisal (SA). It is of vital importance that all potential development sites for residential development, in sustainable settlements, are subject to SA. This will make for a transparent and robust process; and also aid the Council in identifying land to meet their minimum housing requirements. A selective SA process which only assesses the sites the Council wishes to allocate in the Local Plan is not robust. In addition to appraising specific sites, the SA needs to be robust in respect of assessing different growth strategies; with particularly focus and positive recognition given to sustainable settlements which possess a range of services and public transport links which are capable of supporting the day to day needs of the local community. These settlements should be a focus for growth in the next plan period.	LUC has been tasked with building on and developing existing SA work for the remaining stages of the JLP preparation process. All site options and policies have been re-appraised in this SA Report.

Respondent	Representation	Response
Southolt Parish Council	1. It seems clear that the full impact of the Cranswick chicken processing plant on Eye Airfield has still not been fully grasped. There can be no doubt that the increase and range of traffic occasioned by the plant will imping upon the transport system of high Suffolk with detrimental effect on both major roads and, in particular, the network of narrow country lanes of this district. The effects of the supply chain is grossly underestimated. 2. The proliferation and concentration of intensive broiler production sites in the district is a threat to the health and wellbeing of all residents.	The role of the SA Scoping Report is to review plans, policies and programmes relevant to the Local Plan, summarise the existing baseline with regards to sustainability topics, identify key strategic issues for the Districts and set out the SA Framework to use in future assessments. However, it is clear from a number of consultees' comments that there is a lot of concern regarding HGV movements in rural locations, particularly around Eye and Stradbroke. These issues have more of a bearing on the Local Transport Plan and management of the road network than proposals in the JLP, but the issue has been acknowledged in the SA (see the baseline section of 'Transport, Air Quality and Noise' in **Appendix B (Policy Review and Baseline Information)** of this SA Report).
Stradbroke Community Land Trust	The SCLT key issue is whether the SA scoping is robust enough to enable the Local Plan to measure the cumulative impact on Stradbroke of future and present potential commercial rural development. Much of that development consists of breeding broiler chickens for slaughter in Eye. If the transport route is not properly appraised and there is a growth of large scale broiler production on low value land areas in MSDC, their transportation and attendant removal of waste, and servicing the sites will largely take place through Stradbroke and specifically along Queen Street B1118, where the primary school is located. Transport appraisal scoping is not robust enough to enable proper scrutiny of the impact of specific development types on social and housing/health matters in Stradbroke. The village Plan aims for scale growth and makes primary school development a priority goal. Both these objectives are placed at serious risk by uncontrolled development and lack of proper scrutiny. The SA is not effective as it does not question the impact of economic development on the village's policy allocations and Plan objectives. In conclusion, We believe the SA should be widened in scope to consider the social and environmental impacts on Mid Suffolk as a whole, and not simply Stradbroke. In simple terms for the village it is either agriculture and lorries or significant sustainable communities. The B1118 is likely to become unsustainable for through traffic in the next few years. However, this has not been modelled and this is what we are asking for in the WSP transport modelling before the policies can be considered to be sound, or appropriate avoidance, mitigation or compensation solutions are facilitated through the Plan examination process.	The role of the SA Scoping Report is to review plans, policies and programmes relevant to the Local Plan, summarise the existing baseline with regards to sustainability topics, identify key strategic issues for the Districts and set out the SA Framework to use in future assessments. However, it is clear from a number of consultees' comments that there is a lot of concern regarding HGV movements in rural locations, particularly around Eye and Stradbroke. These issues have more of a bearing on the Local Transport Plan and management of the road network than proposals in the JLP, but the issue has been acknowledged in the SA (see the baseline section of 'Transport, Air Quality and Noise' in **Appendix B (Policy Review and Baseline Information)** of this SA Report).
Stradbroke Parish Council	SA Scoping is not effective. It does not take account of the SOCG signed in January 2020: Strategic matters being addressed: this includes identification of cumulative/cross border infrastructure requirements resulting from planned growth, and mitigation measures, including modal shift.	**Chapter 3 (Sustainability Context for Development in Babergh and Mid Suffolk)** in this main SA Report describes the relationship of the JLP with other plans and programmes, including other plans that will form part of the development plan, in addition to the current status of other plans and programmes. **Chapter 7 (Sustainability Appraisal Findings for the Joint Local Plan)** includes an assessment of the cumulative effects of the JLP with other plans and projects.

Respondent	Representation	Response
	SPC submits evidence to support the foreseeable adverse cumulative impact of increased heavy lorry traffic on the objectives and policies of its made Neighbourhood Plan. There is no scoping of this issue, nor mitigation for B1118 Stradbroke. The SA is ineffective to appraise the social and environmental effects of the Local Plan on Stradbroke.	The role of the SA Scoping Report is to review plans, policies and programmes relevant to the Local Plan, summarise the existing baseline with regards to sustainability topics, identify key strategic issues for the Districts and set out the SA Framework to use in future assessments. However, it is clear from a number of consultees' comments that there is a lot of concern regarding HGV movements in rural locations, particularly around Eye and Stradbroke. These issues have more of a bearing on the Local Transport Plan and management of the road network than proposals in the JLP, but the issue has been acknowledged in the SA (see the baseline section of 'Transport, Air Quality and Noise' in **Appendix B (Policy Review and Baseline Information)** of this SA Report).
Strutt & Parker on behalf of Vistry Group (Bovis Homes Linden Homes and Vistry Partnership)	Representation written in connection with land at Bitcher's Lane, Boxford, Suffolk. Paragraph 11.10 states that assessment criteria and assumptions are subject to change following feedback during this consultation from the three statutory consultation bodies (Environment Agency, Historic England and Natural England). However, it is also important that the feedback/comments on the Sustainability Appraisal from landowners, developers and key stakeholders are also taken into consideration as this will provide a more holistic review. Paragraph 11.19 states that it may be necessary to refine the criteria and assumptions during the course of the Sustainability Appraisal work to ensure they respect the evidence base. This is important in order to ensure the latest information is used to consider site. However, it is important that any changes are consistently applied. It is important for the plan making process that the latest evidence base is used to assess housing need and the suitability of sites. Boxford is identified as a sustainable location and is of the villages where sustainable future housing growth should be focused. The approach to use 'policy-off' appraisal to determine how sites perform on their merits without intervention is a fair starting point. The site at land at Butchers Lane, Boxford would perform well, as it is a sustainable site for development which offers every essential and public transport links to Sudbury and Ipswich.	Noted.
	Paragraph 12.8 sets out the spatial strategy options that will be subject to the Sustainability Appraisal at this stage. This consists of nine options from focusing development in the Ipswich fringe (1) to focusing development at the least environmentally constrained areas (9). Option 3 is to focus development at the Core Village. This is supported as Boxford is designated as a Core Village.	Noted.
	The site assessment criteria and assumptions focus on using walking distances as the only parameter to judge a positive or negative effects of a site. Whilst it is accepted that walking is the most sustainable form of travel, there are other modes such as cycling which are equally as sustainable and convenient, particularly if needing to carry items. It would therefore be useful	It is accepted that cycling is a sustainable mode of transport and is also to be encouraged for health reasons. However, there is no agreed guidance on cycling distances, and the proportion of journeys made by cycle compared by foot is small.

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	to also show the cycling distances particularly in rural villages where pavements/footpaths are not always available, and where reasonable distances can be covered relatively quickly. Nevertheless, the walking distances in Table B.1 is acceptable in general.	Research by the Chartered Institution of Highways and Transportation[4] found that cycle use is more seasonal than for other modes, with up to twice as many cyclists in summer compared with winter. The majority of cycling trips are for short distances, with 80% being less than five miles and with 40% being less than two miles. However, the majority of trips by all modes are also short distances (67% are less than five miles, and 38% are less than two miles). Therefore, we are of the view that walking distances are also a good proxy for journeys that could switch to cycle, even though it may not capture longer cycle journeys.
	In terms of Table B.2, the list of destinations, are generally acceptable. However, again, in rural areas 'local centres' are not always in one location and can be spread out and the list should include public-houses and community centres/village halls which play a vital role in maintaining and supporting the local community. Land at Butchers Lane, Boxford would therefore present an available and developable site which would help meet local housing need but also provide an economic boost to the local businesses.	The assessment criteria have to use GIS data that is available and sufficiently accurate for the purposes of SA. There are some assets that could be included, but are not due to data limitations, but the overall GIS data being used is sufficient to identify effects and make comparisons.
Sudbury Area Green Belt Group	Table 1.1 states the SEA report will be produced at a later stage, it's not completely clear whether the consultation is one and the same; please make it clear that the Local Plan timetable will not mean the SEA coming after the Local Plan consultation.	SA/SEA is a systematic process that documents the 'story' of a plan. Therefore, it must be carried out during the preparation of the Local Plan. The SA Scoping Report is the first iteration of the SA. The SA Report will accompany and be published at the same time as the next draft of the JLP.
	Chapter 3 please point out that the Local Plan, to be meaningful, should contain the following: ■ a statement of what is necessary to get some building at a key site, Chilton Woods, eg waste disposal site and social housing, or whether the failed process of finding a developer will continue ad infinitum; ■ a statement that a site will be sought for a "garden city" of the right size for existing development needs, in order to relieve our present towns and villages from sprawling harmful developments, and not deferred until after a future Local Plan as is the current intention; ■ a statement of how the deficit of affordable housing for rent will be made up, without relying on an incremental process of achieving small fractions of such housing amongst much larger developments of mainly unaffordable houses; ■ a statement that the need for specialist housing eg sheltered will be provided for in the plans for large developments, so that it's not necessary at a later stage to convert open green land in towns to such uses.	It is not the role of SA to determine what should and should not be included in a Local Plan – this is the decision of the Local Planning Authority, guided by national planning policy, the evidence base, the findings of appraisal tools such as SA, and public consultation. SA in an assessment process designed to consider and report upon the significant sustainability issues and effects of implementing a plan. The SA Framework comprises a set of 16 SA Objectives, each of which is accompanied by a series of guide questions that have been used to appraise the JLP. The Framework contains a SA Objective on housing provision, which includes affordable and specialist housing provision (SA Objective 4), as well as a SA Objective on waste (SA Objective 8). The SA Report contains an appraisal of spatial strategy options, which look at where the focus of development could be over the plan period, taking into account the role and function of settlements, existing and proposed infrastructure, and the relationship with key settlements in neighbouring districts.

[4] Planning for Cycling, Rob Gallagher and John Parkin, October 2014, CIHT

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	Paragraph 5.37 Cross Street comments fail to add that removing parking has resulted in lorries speeding, and that a speed control or wider pavement should also be provided for the safety of pedestrians including children going to and from St Gregory's School, where recently a bollard was flattened.	The 'baseline information' in the SA Scoping Report refers to the overall environmental, economic and social characteristics of both Districts, and provides the basis against which the likely effects of alternative proposals in the JLP are appraised. The information provided by the respondent is considered too specific to be included in the baseline information at the strategic level.
	Table 7.2 needs to make a stronger reference to surface water flooding and springs, since CS15 only requires remedial actions, and fails to advise on actually avoiding development in surface water risk areas, or building on valley-sides that are prone to springs; development pressures should not result, as is happening on the south edges of Sudbury area, in a sprawl of houses on valley floors and sides that have gardens severely flooded for months on end, but for which the authorities are unable to decide the precise cause. It must at least be clear that planning will be governed by the NPPF 157 et seq.	Reference to surface water flooding has been made in the main SA Report as recorded in the Strategic Flood Risk Assessment. The purpose of Table 7.2 (now part of Table 3.1 in the main SA Report) is to identify the likely evolution of key sustainability issues in both Districts without the JLP, and what the JLP can do in responding to the key sustainability issues identified. Reference to Policy CS15 in Babergh's Core Strategy is included because without the JLP, the District would be reliant on this policy with regard to flooding. As set out in the table, the JLP provides an opportunity, alongside national measures, to mitigate the effects of potential future flooding through appropriate siting of development and flood resilient design. The SA Framework outlined in Table 11.1 has been used to appraise the JLP. The Framework contains SA Objective 10 that addresses flooding, including the guide question 'Will it reduce the risk of damage to people and property from extreme weather events?'
	Paragraph 8.16 makes just passing reference to producing a map of wildlife networks, as if to overlook that this is a firm requirement of the NPPF paras 171 and 174, which have more details than are implied here. It needs to be clear that Babergh-Mid can't delay any more in putting the NPPF into effect, and must not wait the 2 years or more that Babergh's partners will require to create a framework for assessing sites (followed by some much longer period of actually creating a map), but must rapidly publish a preliminary definition of wildlife corridors and stepping stones, that can be referenced when planning decisions are made. This definition must precede and inform all Land Allocation assessments or re-assessments, and it must particularly acknowledging that some of the greatest densities of wildlife are in urban fringe areas. It surely should reference the work being done nationally (eg in the Government's Natural Environment Guidance 2016, and by the Wildlife Trusts "Towards a Wilder Britain - creating a Nature Recovery Network to bring back wildlife to every neighbourhood"). There must be an end to SHELAA assessments etc that don't make a requirement of assessing biodiversity, landscape and open space impacts, which can result in officers' reports on planning applications, that don't cover such issues; and a reliance on ecologists' reports that normally don't set out to identify habitat types or connectivity. Table 8.1 reads well, but its detail perpetuates the prevailing temptation on local government to follow an expedient, unambitious course, doing the least that's required, eg relying on tree-planting, manicured play areas, sowing short-lived flowers, nesting boxes that won't be inhabited, etc.	Priority habitats as well as designated biodiversity sites are already included in the site assessment criteria in Appendix B of the SA Scoping Report. The purpose of Table 8.1 (now part of Table 3.1 in the main SA Report) is to identify the likely evolution of key sustainability issues in both Districts without the JLP, and what the JLP can do in responding to the key sustainability issues identified. The table states that the JLP provides an opportunity for new development to come forward at the most appropriate locations in order to avoid detrimental impacts on biodiversity assets, as well as up to date planning policy in relation to future policy direction such as biodiversity net gain. Additionally, the JLP provides an opportunity to improve the overall ecological network.

Respondent	Representation	Response
	Chapters 9 and 10 need to raise the bar. It might be hard to find instances where historic environment or landscape have determined a planning outcome. Even where this is so, in the case of St Bartholomew's Priory at Sudbury, tree-screening between it and the proposed Chilton Woods development is being proposed as a solution, disregarding whether the view to the west from Chilton Woods would be blocked. In the case of Land Allocation LA042, Tye Farm Great Cornard, the rather ridiculous decision is that restricting building to below the 70 metre contour, will protect the view from the east (which is relatively unimportant), while overlooking the important view from the west, ie the town, by covering the hillside up to the skyline! In some cases it has taken an inspector to identify an over-riding landscape issue, as at Prospect Hill, Great Cornard. The settings of Abbas Hall at Great Cornard, of Chilton Church near Sudbury, are notorious examples of over-intrusive development. Tree-planting as a remedy should be warned against, as it can spoil views and destroy open habitats, and the Inspector's comments in APP/D3505/W/19/3230839 need to be referenced: "planting cannot be relied upon to provide a solid and permanent buffer to views. This is because it is ever evolving, is reliant on regular maintenance to retain a consistent form and may be reduced in scale or extent in the future". Table B3.13 "Landscape Sensitivity" is welcome, and should be required to be applied at Land Allocation stage.	SA in an assessment process designed to consider and report upon the significant sustainability issues and effects of a plan. Chapters 9 and 10 (now sections 'Historic Environment' and 'Landscape' in **Appendix B (Policy Review and Baseline information)** in this SA Report) provide a list of relevant plans, policies and programmes, in addition to the baseline information. The baseline information refers to the overall environmental, economic and social characteristics of both Districts, and provides a basis against which to assess the likely effects of alternative proposals in the JLP. The SA Framework comprises a set of 16 SA Objectives, each of which is accompanied by a series of guide questions that have been used to appraise the JLP. The Framework contains a SA Objective on the historic environment (SA Objective 12). A Heritage Impact Assessment undertaken by LUC has informed the appraisals against this objective. The SA Framework also contains a SA Objective on landscape (SA Objective 13). A Landscape Sensitivity Assessment undertaken by LUC has informed the appraisals against this objective.
	Chapter 11: Since land allocations are made from desk-top information, I ask for a recommendation of public consultation, since local information might at least help in avoiding factual errors. For instance, it can't be right that the assessment for Land Allocation LA042, on the steep hillside at Tye Farm Great Cornard, states that there's no risk of surface water flooding; such slopes are notorious for springs and for rapid run-off, and the official investigation of severe surface-water flooding on and below the adjacent land (including on a development site under construction) still has not been able to identify the cause.	LUC has been tasked with building on and developing existing SA work for the remaining stages of the JLP preparation process. All site options and policies have been re-appraised in the next stage of the SA. The SA has appraised the site options using GIS-based information. The Strategic Flood Risk Assessment (SFRA) will address the risk of flooding, the findings of which have been reported in this SA Report.
	The decision in paragraph 12.13 is welcome, re-appraisal of Land Allocations. However there's no requirement to address three serious shortcomings. First, the process of ranking sites ("allocating land with the least environmental or amenity value"), cannot be rational unless a statement is also published on why Chilton Woods - which appears to be the most suitable of the LA sites at Sudbury - has still not attracted to developers, and what will be necessary to ensure some building there - since there has been no such problem with the comparable site at Moreton Hall in West Suffolk. Second, there is no statement that public consultation is a necessary part of making land allocations; also no explicit requirement to complete the Land Allocation re-appraisals before the next Local Plan consultation. Third, it has been very frustrating to see land allocations made without any adequate reference to biodiversity, or potential wildlife corridors, or landscape, or open space; the Local Plan needs an explicit commitment to meet para 171 of the NPPF, and government intentions to create a Nature Recovery Network through its Environment Bill etc; the Local Plan should require that all planning decisions, and Land Allocation documents, will include an environmental requirement,	SA must be carried out during the preparation of the Local Plan. All site allocations have been re-appraised in this SA Report, which is being consulted on by members of the public. The SA Framework contains a SA Objective on biodiversity (SA Objective 11). Therefore, all site options have been appraised in relation to biodiversity. There is also an objective for landscape (SA objective 13), the appraisals of which have been informed by a Landscape Sensitivity Assessment undertaken by LUC. Open space is considered under SA Objective 1. The SA has identified the likely effects of developing a site insofar as it is possible at the strategic level, which has enabled comparative performance of sites against the SA objectives to be considered by BMSDC. SA is only one factor that influences the decision-making process. Other factors include the results or public consultation, deliverability and conformity with national policy which have also been taken into account by BMSDC when selecting preferred options for the plan.

Respondent	Representation	Response
	to assess habitat types, value as a wildlife corridor or stepping-stone, and value as amenity or open space.	
	Chapter 13 on Consultation hints at the current considerable non-engagement of Natural England in planning matters, which is due to their dwindling staffing and funding. Please propose that urgent action on this is sought, for instance the district councils could be advised to reach an arrangement with Natural England. For instance, the Suffolk Wildlife Trust or the Dedham Vale and Stour Valley Project might help fund a post at Natural England, as part of their own efforts to enhance good planning (eg under the Glover Review and the Colchester Declaration).	Each iteration of the SA has been consulted upon by Natural England. Natural England responded to the consultation request on the SA Scoping Report.
	In Appendix A 3.3.7 "Biodiversity", ACU gives an inadequate response when it refers back to Chapter 8 on the topic of a need for a network of high quality habitats, and that existing and new habitats should be connected. In Chapter 8, the reference in 8.7 risks being a token one, as no further mention is made of how it might be achieved; the remainder of Chapter 8, and the content of the Local Plan Preferred Options, show that the district councils are complacent and uninformed, relying on the status quo of the existing SSSIs and other designated sites, and actions like tree-planting; when reading items about "protecting natural habitats" as in 8.16, experience is this will mean only a token set of locations, rather than requiring adequate consideration or even assessment, of the habitats that are actually likely to be built on.	SA in an assessment process designed to consider and report upon the significant sustainability issues and effects of a plan. All site options and policies have been re-appraised in this SA Report. The section 'Biodiversity' in **Appendix B (Policy Review and Baseline Information)** of this SA Report provides a list of relevant plans, policies and programmes, and baseline information, relating to biodiversity. The SA Framework comprises a set of 16 SA Objectives, each of which is accompanied by a series of guide questions that have been used to appraise the JLP. The Framework contains a SA Objective on biodiversity (SA Objective 11): To conserve and enhance biodiversity and geodiversity.
	There is a glaring defect in the assumptions re walking distances in Appendix B, Tables B2 and B3.1. There is a glaring omission in the latest draft of the Local Plan, as the Natural England Accessible Natural Greenspace Standards have been included minus the standard for walking distance to open space (the standard is 2 hectares within 300 metres), even though the Plan's Open Space Study admits there is a deficit of open space in town areas. B2 fails to address this properly, by recommending a distance much more than 300 metres, ie 4 - 800 metres, and surely unless justification is quoted for any change from Natural England's ANGSt standards, the recommendation must emphatically be changed to a max of 300 - 500 metres, together with a recommendation to enhance the naturalness of open space required by the standards (the Queens Pit open space in Sudbury exemplifies a good minimum standard).	As set out in the SA Scoping Report, there are a number of pieces of research that give a variety of recommended guidance distances for walking. Given the wide range of services and facilities normally considered in SAs, LUC has developed some guideline distances that it uses in its SA work, based on IHT guidelines, which are reflected in the SA Site Assessment Criteria and Assumptions for BMSDC JLP. However, in recognition of Natural England's ANGSt standards, the minimum distance has been reduced from 400m to 300m.
	The infrequency with which Babergh-Mid Suffolk receives useful or decisive environmental advice from its consultees (and has no ecological advice in-house), needs to be highlighted in this report. There have been consultation replies which merely state that the developer's ecologist is "reputable"; in most cases the consultee has not even arranged the briefest visit, even to sites adjoining a country park, or where there is Priority Habitat, or sought biodiversity records eg from the BTO and the SBIS; or requested information from a local recorder, or been able to produce any record of site assessments for CWSs, LNRs, Country Parks etc. Appendix	SA in an independent and objective assessment process designed to consider and report upon the significant sustainability issues and effects of a plan. This comment does not indicate the need for any change to the findings of the SA Scoping Report insofar as it relates to a strategic appraisal of Local Plan policies and proposals.

Respondent	Representation	Response
	B, Table B3, though welcome, provides an example of where recommendations for "mitigation" could become a token "bog-standard" matter of tick-box and cut-and-paste. This report fails to identify the real risk, especially at Land Allocation or Outline Planning stage, of a local authority "rubber-stamping" reports from developers that look glossy and appear to "tick the boxes" since in practice, awareness and understanding within Suffolk's local authorities is notably severely uninformed; and it must be acknowledged that by consigning substantial environmental proposals to the Reserved Matters stage, the likelihood is remote of any being adopted.	
Suffolk AONB Team	1. Whether there are any additional plans, policies or programmes that are relevant to the SA that should be included. Chapter 2 – Nationally Significant Infrastructure Projects The SA includes a reference to the Sizewell C NSIP. It makes no reference to the East Anglia ONE North or the East Anglia TWO offshore NSIPS which will also come ashore on the Suffolk Coast. Development Consent applications have been submitted for both these projects. The Inquiries that were scheduled to start in March 2020 have been delayed due to Covid-19. These NSIPS should be referenced in the SA report. Also the Bramford-Twinstead NSIP may well need to be revived due the NSIPS listed above therefore this NSIP should also be referenced in the SA.	Included as requested.
	2. Whether the baseline information provided is robust and comprehensive and provides a suitable baseline for the SA of the JLP. Chapter 6 – Land & Water A Green Future: Our 25 Year Plan to Improve the Environment should be added under the national policy documents in this chapter. The Anglian River Basin District River Basin Management Plan should be listed as a sub-national policy document in this chapter.	Included as requested.
	Chapter 10 – Landscape The Planning Practice Guidance was updated in 2019 regarding Landscape. How should development within the setting of National Parks, the Broads and Areas of Outstanding Natural Beauty be dealt with? Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are	The relevant parts of the SA have been updated as requested. On 7 July 2020, the Secretary of State confirmed Natural England's legal Order to designate three extensions to the Suffolk Coast and Heaths AONB. Figure B.21 (Nationally Designated Landscapes) shows the Suffolk Coast and Heaths AONB, including the newly designated extension.

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	identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account. Paragraph: 042 Reference ID: 8-042-20190721 The SA should be altered to include a ref to the PPG under the national policy section in this chapter. Under the sub national section of chapter 10 reference should be included to the i) Stour Valley Project Area Valued Landscape Report ii) Suffolk Coast & Heaths Additional Project Area Valued Landscape Report – see attached documents Figure 10.2 should be amended to show the boundary of the proposed Suffolk Coast & Heaths AONB extension area.	
	3. Whether there are any additional key sustainability issues relevant to the plan area that should be included. All the key sustainability issues have been identified.	Noted.
	4. Whether the SA framework (Chapter 11) is appropriate and includes a suitable set of SA Objectives. The AONB team welcomes the changes that have been made to the Guide questions in the SA Framework under objective 13.1 This should be further amended to ensure that any impacts from proposed policy or site allocations within the setting to the AONB are also properly considered at the plan making stage. Guide question 13.1 should be amended to read 'Will it conserve and enhance the AONB and its setting?' This adds consistency to the proposed SA methodology as impacts on the heritage settings are referenced. A new guide question should be added to SA objective 13 as follows: Will it protect and enhance Valued Landscapes? This is now required by para 170a of the 2019 NPPF.	Guide question 31.1 has been amended as requested to include the setting of the AONBs. A new guide question regarding ‘valued landscapes’ has been included.
	5. Whether the criteria and assumptions for appraising potential site allocations (Appendix B) are appropriate for this stage of the SA process, and a suitable refinement on those used to date. The criteria for appraising impacts on landscape, particularly on AONBs is not appropriate or robust enough. In Appendix B, SA Objectives 11 & 12 for Biodiversity and Heritage	LUC has been commissioned by BMSDC to undertake a Landscape Sensitivity Assessment. The results of this assessment have informed the appraisal of sites against criterion 13a. A new criterion 13b has been added to the site assessment framework that identifies whether the site is within, or within 1km of, an AONB or an AONB extensions.

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	(respectively) both identify nationally important biodiversity and heritage assets as criteria for appraising potential site allocations. SA objective 13 uses landscape sensitivity as a criteria for appraisal. It does not make any reference to nationally designated landscapes. The proposed appraisal approach is therefore considered inconsistent in terms of nationally important assets be they biodiversity, heritage or landscape. The criteria used to appraise landscape should be amended for consistency with the criteria used to appraise impacts on nationally designated biodiversity and heritage assets Criteria 13a in Table 3B should be changed to read Nationally designated landscapes & landscape sensitivity. This change is necessary to also ensure that impacts on the Dedham Vale and Suffolk Coast & Heaths AONB. It is also not clear how the impact of any proposed site allocations within the extension area to the Suffolk Coast & Heaths AONB will be assessed under the approach proposed. Natural England has made a Variation Order which is now with the Secretary of State for sign off. It is Natural England's expectation that the area subject to an AONB Variation Order will carry significant weight in the plan making process as the AONB Variation Order process has reached an advanced stage. The justification for this approach is that the area has been assessed as meeting the requirements for national designation. Further consideration needs to be given to how the AONB extension area will be considered in the next stages of the SA process	
	6. Whether the overall spatial strategy options (Chapter 12) represent a suitable and reasonable set of alternatives, and that no other clearly distinguishable spatial strategy options should be added. The spatial strategies to be assessed represent a suitable and reasonable set of alternatives.	Noted.
Suffolk County Council	JOINT LOCAL PLAN PROCESS It is recommended that in the section "Relationship of the JLP to Other Plans and Programmes" that the joint working through the Ipswich Strategic Planning Area (ISPA) is included. The SA should include objectives relating to how the Joint Local Plan is contributing to addressing cross boundary issues. The specifics of these issues will be highlighted in the relevant sections of this response.	The SA has been updated to reference the joint working.
	POPULATION, HEALTH AND WELLBEING *Plans and Programmes* The plans and programmes listed in the report are appropriate. As is correctly highlighted health is a cross cutting area and so will be relevant the plans and programmes of a number of	Noted.

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	sections in the report, such as Transport, Air Quality and Noise and Climate Change Adaptation and Mitigation.	
	Baseline Useful sources of information which should be included as part of the local context and baseline are the Public Health Suffolk Place Based Needs Assessment[5], which provides insights on population health and needs at a more local level. It is welcome that the future baseline refers to the ageing population; another helpful document is the Suffolk 20+2[6] which examines the potential social, demographic, economic, health and deprivation issues in Suffolk in 20 years. With regards to access to open spaces and recreation, the Suffolk Nature Strategy3[7] and the Rights of Way Improvements Plan4[8] may be helpful. There is currently no reference in the baseline to Special Educational Needs and Disability (SEND). Information on the current availability of SEND support can be found on the SCC website[9] and the Suffolk SEND Strategy[10]. Figure 3.1 could show secondary schools and post 16 education in neighbouring districts, as it is not uncommon for these pupils to cross authority boundaries.	Updates have been made to include the Suffolk Nature Strategy and Rights of Way Improvement Plan. Reference is now made to Special Educational Needs and Disability (SEND) in the policy context section. Neighbouring authorities have provided GIS data relating to schools.
	Key Sustainability Issues No comment.	Noted.
	Framework and Objectives Objective 1 and guide questions are supported. A minor amendment is suggested to guide question 1.2, to include further details about healthy lifestyles. "(1.2) Will it encourage healthy lifestyles? E.g. opportunities to exercise and the availability of healthy food"	With respect to guide question 1.2, it is considered that the other guide questions capture opportunities to exercise, and availability of healthy food is too specific and not governed by planning policy to be included. An amendment has been made to refer to 'adaptable homes' instead Lifetime Homes; in guide question 3.5.

[5] https://www.healthysuffolk.org.uk/jsna/pbna
[6] https://www.healthysuffolk.org.uk/uploads/SF1160_-_JSNA_State_of_Suffolk_Report_2019_20_Plus_v2.0.pdf
[7] https://www.suffolk.gov.uk/assets/planning-waste-and-environment/suffolks-countryside-and-wildlife/Suffolks-Nature-Strategy-2015.pdf
[8] https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/green-access-strategy/
[9] https://www.suffolk.gov.uk/children-families-and-learning/send-and-the-local-offer/an-overview-of-sen-support/
[10] https://www.suffolk.gov.uk/children-families-and-learning/send-and-the-local-offer/send-strategy-2017-2020/

Respondent	Representation	Response
	Objective 3 makes reference to Lifetime Homes. As the Lifetime Homes standard is no longer in use, having been replaced by the M4(2) standard, it is recommended that guiding question 3.5 makes more general reference to “adaptable homes” instead.	
	TRANSPORT, AIR QUALITY AND NOISE *Plans and Programmes* Inclusion of the Suffolk Local Transport Plan is welcome. It should be noted in paragraph 5.10 that this is in the process of being reviewed. The Scoping report should also include the Suffolk Rail Prospectus, which outlines a set of improvements to rail services in Suffolk, including services which travel through Stowmarket and improvements to stations. The baseline for rail should also include information provided in the Williams Review. Reference should be made to the Road Investment Strategy 2 (RIS2)[11]. While it does not highlight improvements on the strategic road network in the County over the next 5 years, it does highlight improvements to the Copdock Interchange as in the pipeline for RIS3, which will be within the lifetime of the plan.	The SA Report has been updated to reflect these issues, where considered appropriate.
	Baseline With regards to the road network, capacity of the network is discussed within the districts (paragraphs 5.20 to 5.22), but no reference is made to cross boundary impacts resulting from growth in Babergh and Mid Suffolk. The plan evidence base (The WSP modelling referenced in the report) shows that cumulative growth within Ipswich and the surrounding districts will cause significant congestion issues and likely air quality issues. Figures 5.1 and 5.2 show that commuting out of the districts is high. The scoping report should recognise these cross boundary issues. Potential impacts on Bury St Edmunds also need to be recognised. The air quality section highlights Air Quality Management Areas (AQMAs) in Ipswich, however AQMAs in Bury St Edmunds should also be included8[12]. The baseline should include information on the cycle network within the districts. Babergh and Mid Suffolk have been in contact with SCC regarding information on cycle routes within the districts and this information should be included in the baseline. Similarly to how highways schemes are listed in paragraph 5.23, cycle improvements, such as the Elmswell to Woolpit cycle path, could be included. The PROW network could also be considered for transport purposes. Bridleways make up some of the cycle routes in the district and the network has the potential to link communities together, providing a sustainable transport option. Information on	The SA Report has been updated to reflect these issues, where considered appropriate.

[11] https://www.gov.uk/government/publications/road-investment-strategy-2-ris2-2020-to-2025
[12] https://uk-air.defra.gov.uk/aqma/details?aqma_ref=1754

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	the PRoW network can be found on the definitive maps[13] and SCCs Right of Way Improvement Plan. The Lorry Route Network could also be included in the baseline[14]. This could help to identify if employment sites (which are more likely to generate new lorry traffic) are located in the best locations to access the Lorry Route Network.	
	Key Sustainability Issues The report should include the cross boundary transport impacts on congestion and air quality and the need to achieve modal shift to address these issues. Without policies in the local plan it will be considerably more challenging to mitigate these impacts and deliver infrastructure to achieve modal shift. Without modal shift there will be continued dependence private car, resulting in congestion, emission of greenhouse gasses, and exacerbated air quality issues. The report should also refer to the work being done by Ipswich Strategic Planning Area Authorities to achieve the modal shift required to mitigate these impacts. The ability to for development to enhance public transport provision is stated in the key Sustainability Issues, as is the rural nature of the district. This could be translated into a Guide Question for the Objectives in table 11.1.	The SA Report has been updated to reflect these issues, where considered appropriate.
	Framework and Objectives Objective 16 needs to explicitly address the need for modal shift and enable, rather than "encourage" sustainable transport. It is recommended that this is reworded to "To enable efficient patterns of movement and maximising modal shift towards sustainable modes of transport in support of economic growth." Guide question 16.1 could highlight the rural nature of the district through a minor amendment suggested below 16.2 Would it promote the use of sustainable travel modes and reduce dependence on the private car, *including enabling the provision or enhancement of public transport in rural areas?*	SA Objective 16 has been amended to "To enable efficient patterns of movement and modal shift towards sustainable modes of transport". 'Maximise' has not been used due to the constraints on rural areas to achieve this, and it is difficult to measure whether something has been maximised or not. Guide question 16.3 has been amended as requested (respondent incorrectly referenced guide question 16.2).
	LAND AND WATER RESOURCES *Plans and Programmes*	The SA Report has been updated as requested.

[13] https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/definitive-map-and-statement/
[14] https://www.suffolk.gov.uk/assets/Roads-and-transport/lorry-management/Lorry-Route-Map-Amended-MAY-17.pdf

Respondent	Representation	Response
	The Sub-National section should include reference to the Anglian Water's Water Recycling Strategy - Water Recycling Long-Term Plan (Sept 2018)[15]. Reference to the Suffolk Minerals and Waste Local Plan is welcome. It should be noted that the currently adopted plans are the Waste Core Strategy and the Minerals Core Strategy and so should be referenced in the report, as part of the local policy context in paragraph 6.16.	
	Baseline The baseline does not highlight that the districts are in a water stressed area, which is an important consideration in ensuring a sustainable supply of water[16].	The SA Report has been updated as requested.
	Key Sustainability Issues No comment.	Noted.
	Framework and Objectives It is recommended that Objective 7 includes the guiding question “Will the proposals minimise the sterilisation of minerals resources.”	The suggested wording has replaced the guide question 7.5, which reads 'Will it promote sustainable use of minerals?'
	CLIMATE CHANGE MITIGATION AND ADAPTATION *Plans and Programmes* The national policy context should include the Environment Agency Flood & Coastal Erosion Management Strategy[17], which is currently being revised. Please note that the latest version of the Suffolk Climate Action Plan is 2017. The Report should include reference to Local Energy East Strategy 2018.[18]	The SA Report has been updated to include reference to these documents.
	Baseline The baseline could include a more detailed breakdown of emissions sources, which could highlight more opportunities to reduce emissions	It is considered that the breakdown is sufficient for the purposes of SA.

[15] https://www.anglianwater.co.uk/about-us/our-strategies-and-plans/water-recycling-long-term-plan/
[16] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/244333/water-stressed-classification-2013.pdf
[17] https://www.gov.uk/government/publications/national-flood-and-coastal-erosion-risk-management-strategy-for-england
[18] https://www.energyhub.org.uk/wp-content/uploads/2019/09/LEE-Energy-Strategy.pdf

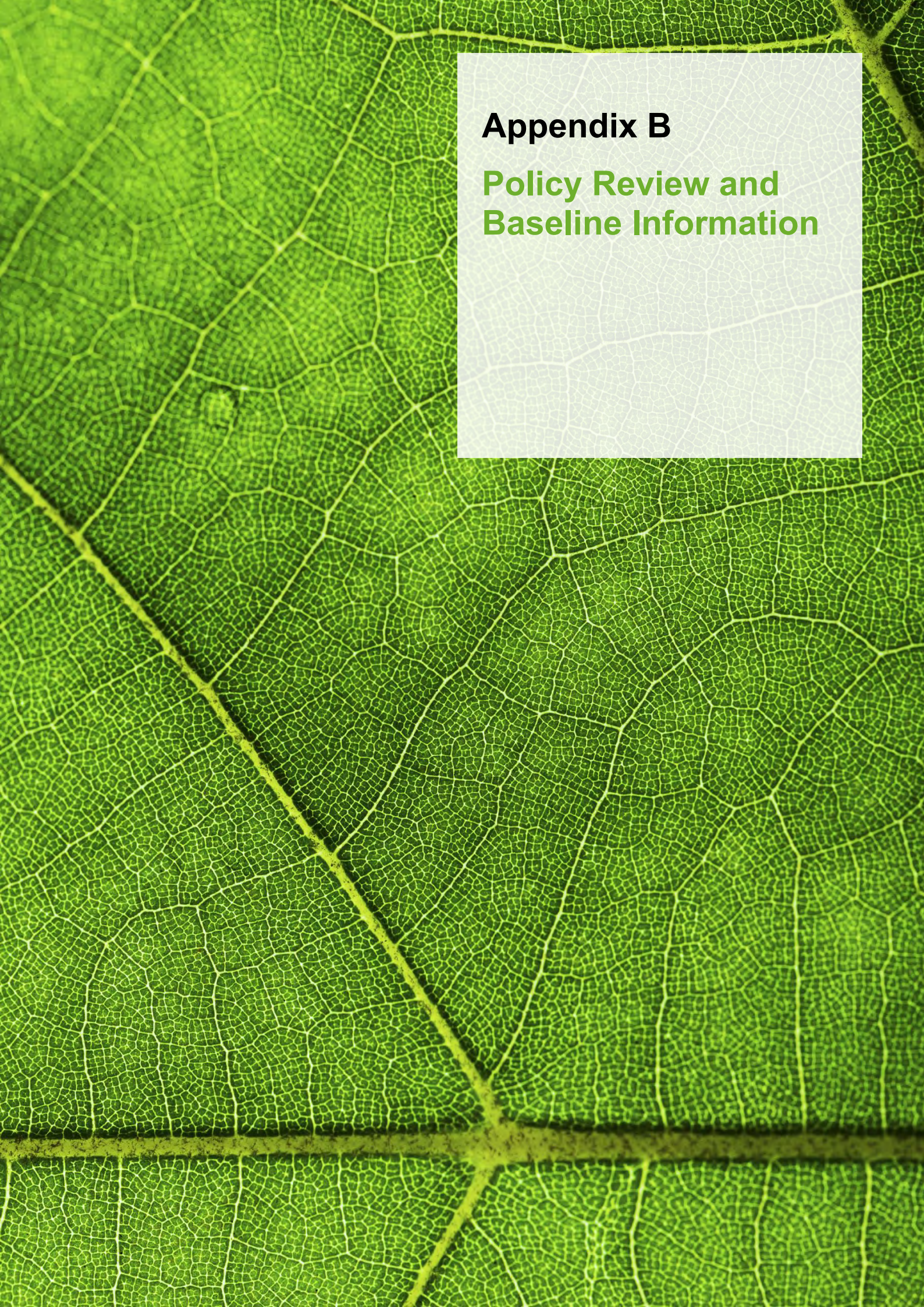
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	Key Sustainability Issues The key sustainability issues should include mention of planning for renewable energy capacity to meet the needs of current and future development, this will have to be delivered partially from within the districts both on roofs but also large scale solar PV and onshore wind. Key issues should also include the availability of suitable infrastructure for electric vehicle uptake.	We consider this issue to be covered by the first key sustainability issue identified in Table 7.2 (now part of Table 3.1 in the main SA Report) but have amended the wording to make this clearer.
	Framework and Objectives Given the national target of being net carbon neutral by 2050 and the local target of 2030, it is suggested that objective 9 is changed to "Contributes to delivering net zero carbon emissions". One of the guide questions should also make reference to provision of infrastructure for electric vehicles, given the Government is considering changing the target of no new fossil fuel vehicles to 2035[19]. Guide Questions 10.1, 10.2 and 10.4 should also make reference to infrastructure (e.g. road, rail, energy transmission, telecommunications, etc…) as well as people and property.	The SA has been updated to reflect these issues, where considered appropriate. SA Objective 9 has not been amended as requested. This is because the net zero carbon is a national target deliverable by 2050, which is considerably beyond the plan period, and will be achieved by a range of national and local measures, many of which are not within the scope of the planning system. SA Objective 9 does, though, seek to appraise whether the JLP will reduce the contribution to climate change, which is in line with the 2050 objective for the country as a whole.
Suffolk Fire and Rescue Service	Suffolk Fire & Rescue Service has considered the plan and are of the opinion that, given the level of growth proposed, we do not envisage additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change. As always, SFRS would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient. SFRS will not have any objection with regard access, as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting, specific information as to the number and location can be obtained from our water officer via the normal consultation process.	Noted.
Suffolk Preservation Society	Chapter 9. Historic Environment. Policy Context - at a local level, Conservation Area Appraisals, Conservation Area Management Plans, Local Lists and historic environment assessments for Neighbourhood Plans should be added. Current Baseline - Heritage Assets paragraphs should also reference non-designated heritage assets. Although no district-wide local lists are held, lists exist or will be been made at a local level and within Neighbourhood Plans.	Conservation Area Appraisals, Local Lists and Historic Environment Assessments for Neighbourhood Plans are not considered to provide policy context, rather they provide assessment results. Therefore, they have not been added to the policy context. These documents do, however, inform the evidence base. Reference has already been made to the Conservation Area Appraisals in the baseline information section in **Appendix B (Policy Review and Baseline Information)** of this SA Report. Historic Environment Assessments for Neighbourhood Plans are considered too specific to add to the baseline information, which refers to the overall environmental, economic and social characteristics of both Districts.

[19] https://www.gov.uk/government/consultations/consulting-on-ending-the-sale-of-new-petrol-diesel-and-hybrid-cars-and-vans

Respondent	Representation	Response
		Reference to non-designated heritage assets has been added to this section and have also been taken into account in the Heritage Impact Assessment undertaken by LUC.
	Chapter 10. Landscape. Policy Context - at a local level, Landscape Character Assessments for Neighbourhood Plans should be added.	Landscape Character Assessments for Neighbourhood Plans are considered too specific to add to the baseline information, which refers to the overall environmental, economic and social characteristics of both districts. The SA has been informed by a Landscape Sensitivity Assessment undertaken by LUC.
Suffolk Wildlife Trust	Chapter 8: Biodiversity In 8.7 we wish to state that the NPPF (Section 174) goes further than just 'encouraging'. Plans should : a. 'Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; b. Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.' However, the Local Plan is not underpinned by a robust evidence base to be able to deliver this requirement of the NPPF. In the Babergh and Mid Suffolk Joint Local Plan – Preferred options (Regulation 18) Consultation – July 2019 no detail was provided of key ecological networks and consequently the ability to achieve the requirements of NPPF Section 174 b through existing and emerging policy is extremely limited. This shortfall is also demonstrated by the lack of any Figure in the SA relating to wider ecological networks.	SA in an assessment process designed to consider and report upon the significant sustainability issues and effects of a plan. The respondent's comment relates more specifically to the Joint Local Plan. The SA Framework comprises a set of 16 SA Objectives, each of which is accompanied by a series of guide questions that have been used to appraise the JLP. The Framework contains a SA Objective on biodiversity (SA Objective 11): To conserve and enhance biodiversity and geodiversity. The information is not available to map key ecological networks. Figure B.16 displays designated biodiversity assets, whilst Figure B.17 displays the Ancient Woodland Inventory. The site assessment also includes priority habitats in the appraisal criteria.
	The Site Assessment Criteria Table 11.1: SA Objective 11: To Conserve Biodiversity and Geodiversity should include the following questions: 'Will it ensure ecological networks are not compromised, and future improvements are not prejudiced?' 'Will it lead to measurable net gain for biodiversity?' 'Will it contribute positively to the wider Green Infrastructure networks?'	The first two requested guide questions have been added to the SA Framework to replace the following questions: (11.8) Will it lead to the creation of new habitat? (11.9) Does the proposal maintain or enhance biodiversity? The last requested guide question 'Will it contribute positively to the wider Green Infrastructure networks?' has not been included as it is considered that this is addressed by the other guide questions, including those suggested by the consultee.

Respondent	Representation	Response
Mr James Tanner on behalf of Roger Skinner Ltd.	Of concern to the current Skinner factory operation in Stradbroke is the impact of HGV movements through Stradbroke and in particular along Queen Street. The Scoping Report covers transport matters within Chapter 5 and it appears to us that the appraisal comprises a general transport network assessment. In our opinion more detail is required to analyse the District's specific lorry routes that are becoming increasingly more used, generating a considerable amount of HGV movements on a road network already under pressure. The introduction of the new Cranswick chicken processing factory at Eye, will see a rise in the number of chicken rearing facilities with Babergh & MSDC districts, generating further lorry movements far in excess of current levels. This could potentially be both in terms of poultry being delivered to the processing site and for waste being transported back, to anaerobic digestion plants, such as Barley Brigg. As Stradbroke is strategically situated along one of the main lorry routes providing access from the wider Suffolk area to A140 via the B1118, this has the potential to generate a high level of additional HGV movements along Queen Street, past the main entrance to the Skinners pet food manufacturing site. We are concerned that this additional traffic will impact on the current operation of the factory and also in any future expansion plans of the business, which ultimately could itself generate additional HGV movements. The majority of vehicular movies from the factory site only enter and exit from the north side of Queen Street but we would not want to see any future expansion jeopardised by the impact of accumulative vehicular movements on a road network which is already under pressure. The potential future effect of an expansion to the current milling business, has already been considered by the Stradbroke Neighbourhood Plan and any extra vehicular movements have been allowed for in the overall strategy. We therefore feel the Scoping Report must highlight the need for more analysis on the localised lorry routes, within the overall transport network assessment of the JLP's, Sustainability Appraisal.	The role of the SA Scoping Report is to review plans, policies and programmes relevant to the Local Plan, summarise the existing baseline with regards to sustainability topics, identify key issues for the Borough and set out the SA Framework to use in future assessments. The SA Framework comprises a set of 16 SA Objectives, each of which is accompanied by a series of guide questions that have been used to appraise the JLP. The Framework contains a SA Objective on transport (SA Objective 16), specifically the use of sustainable methods of travel. However, it is clear from a number of consultees' comments that there is a lot of concern regarding HGV movements in rural locations, particularly around Eye and Stradbroke. These issues have more of a bearing on the Local Transport Plan and management of the road network than proposals in the JLP, but the issue has been acknowledged in the SA (see the baseline section of 'Transport, Air Quality and Noise' in **Appendix B (Policy Review and Baseline Information)** of this SA Report).
Transport for London	No comments.	Noted.
West Suffolk District Council	The SA framework looks complex but is not complete as mixed significant positive and significant negative effects is omitted. Also, it is not easily interpreted as it strays beyond the more recognised traffic light system of colour coding.	Mixed effects have been recorded if both the positive and minor criteria outlined in the Site Assessment Criteria and Assumptions (Table B.3) are met. As an example, and with regard to SA objective 16, if a site is located within 500m of a railway station (++) but 401-800m of a bus stop and a cycle way (-) then a mixed major positive and minor negative effect have been recorded. However, single 'significance scores' have been developed for each SA objective.

Respondent	Representation	Response
		The SA matrix guide (see Table 2.2 in the main SA Report) sets out the colour coding used for each effect, including mixed effects. These colours have been selected due to the fact they are colour blind friendly.
	The spatial strategy options would usually be set out in the local plan itself, rather than in the SA Scoping Report. They need to be reasonable alternatives and it may be worth giving further thought to whether option 4 is reasonable, as this may be challenging to deliver.	BMSDC is responsible for identifying reasonable alternatives, which are then subject to assessment through the SA. Spatial strategy option 4: Proportionate growth – all settlements increase in size in proportion to current population is frequently requested by Inspectors to be tested through the SA process and is included for completeness.
	Where necessary, please could the maps be amended to show West Suffolk Council boundary, rather than Forest Heath and St Edmundsbury (councils merged on 1 April 2019).	Amended as requested.
	Where necessary, please could text be amended to refer to West Suffolk, rather than St Edmundsbury (e.g. 5.32 and 5.33).	Amended as requested.
	Paragraph 2.44 West Suffolk's LDS was amended in February 2020 and the plan end date is now February 2024.	Amended as requested.
	Paragraph 2.47 typo - Mildenham Academy should read Mildenhall Academy.	Amended as requested.



Appendix B

Policy Review and Baseline Information

Population, Health and Wellbeing

Policy context

International

B.1 United Nations Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters (the 'Aarhus Convention') (1998)[1]: Establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.

B.2 United Nations Declaration on Sustainable Development (Johannesburg Declaration) (2002)[2]: Sets a broad framework for international sustainable development, including building a humane, equitable and caring global society aware of the need for human dignity for all, renewable energy and energy efficiency, sustainable consumption and production and resource efficiency.

B.3 European Environmental Noise Directive (2002)[3]: Sets out a hierarchy for the avoidance, prevention and reduction in adverse effects associated with environmental noise, including noise generated by road and rail vehicles, infrastructure, aircraft and outdoor, industrial and mobile machinery.

National

B.4 National Planning Policy Framework (NPPF)[4] sets out the following:

- The NPPF promotes healthy, inclusive and safe places which promote social integration, are safe and accessible, and enable and support healthy lifestyles.
- One of the core planning principles is to "take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community".
- Local plans should "contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible". To determine the minimum number of homes needed strategic policies should be informed by the application of the standard method set out in national planning guidance, or a justified alternative approach.
- "A network of high-quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities".
- "Good design is a key aspect of sustainable development" and requires development supported by planning decisions to function well and add to the overall quality of the area over its lifetime. Planning decisions should result in development which is of a quality which incorporates good architecture and appropriate and effective landscaping as to promote visual attractiveness, raises the standard more generally in the area, and addresses the connections between people and places.
- The promotion of retaining and enhancing of local services and community facilities in villages, such as local shops, meeting places, sports, cultural venues and places of worship.
- Developments should create safe and accessible environments where crime and disorder, and fear of crime, do not undermine quality of life or community cohesion.
- There is a need to take a "proactive, positive and collaborative approach" to bring forward development that will "widen choice in education", including sufficient choice of school places.

[1] United Nations (1998) Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental. Matters: https://www.unece.org/fileadmin/DAM/env/pp/documents/cep43e.pdf.
[2] United Nations (2002) Declaration on Sustainable Development (Johannesburg Declaration): https://ec.europa.eu/environment/archives/wssd/documents/wssd_pol_declaration.pdf.
[3] European Commission (2002) Environmental Noise Directive: https://ec.europa.eu/environment/noise/pdf/study_evaluation_directive_environmental_noise.pdf.
[4] Ministry of Housing, Communities and Local Government (last updated 19 June 2019) National Planning Policy Framework: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf.

- Paragraph 72 states that "The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed and supported by the necessary infrastructure and facilities". As such the NPPF provides support for the identification of locations which are suitable for this type of development in a manner which would help to meet needs identified in a sustainable way.

B.5 Select Committee on Public Service and Demographic Change Report: Ready for Ageing?[5]: warns that society is underprepared for the ageing population. The report states that "longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises". The report highlights the under provision of specialist housing for older people and the need to plan for the housing needs of the older population as well as younger people.

B.6 Fair Society, Healthy Lives[6]: Investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

B.7 Planning Policy for Traveller Sites[7]: Sets out the Government's planning policy for traveller sites, replacing the older version published in March 2012. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

B.8 Laying the foundations: a housing strategy for England[8]: Aims to provide support to deliver new homes and improve social mobility.

B.9 Healthy Lives, Healthy People: Our strategy for public health in England[9]: Sets out how the Government's approach to public health challenges will:

- Protect the population from health threats – led by central government, with a strong system to the frontline.
- Empower local leadership and encourage wide responsibility across society to improve everyone's health and wellbeing and tackle the wider factors that influence it.
- Focus on key outcomes, doing what works to deliver them, with transparency of outcomes to enable accountability through a proposed new public health outcomes framework.
- Reflect the Government's core values of freedom, fairness and responsibility by strengthening self-esteem, confidence and personal responsibility; positively promoting healthy behaviours and lifestyles; and adapting the environment to make healthy choices easier.
- Balance the freedoms of individuals and organisations with the need to avoid harm to others, use a 'ladder' of interventions to determine the least intrusive approach necessary to achieve the desired effect and aim to make voluntary approaches work before resorting to regulation.

B.10 A Green Future: Our 25 Year Plan to Improve the Environment[10]: Sets out goals for improving the environment within the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. It identifies six key areas around which action will be focused. Those of relevance to this chapter are: using and managing land sustainably; and connecting people with the environment to improve health and wellbeing. Actions that will be taken as part of these two key areas are as follows:

- Using and managing land sustainably:

[5] Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? https://publications.parliament.uk/pa/ld201213/ldselect/ldpublic/140/140.pdf.
[6] The Marmot Review (2011) Fair Society, Healthy Lives: http://www.parliament.uk/documents/fair-society-healthy-lives-full-report.pdf.
[7] Department for Communities and Local Government (2015) Planning policy for traveller sites: https://www.gov.uk/government/publications/planning-policy-for-traveller-sites.
[8] HM Government (2011) Laying the Foundations: A Housing Strategy for England: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf.
[9] HM Government (2010) Healthy Lives, Healthy People: Our strategy for public health in England: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/216096/dh_127424.pdf.
[10] HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf.

- Embed an 'environmental net gain' principle for development, including housing and infrastructure.

- Connecting people with the environment to improve health and wellbeing:
  - Help people improve their health and wellbeing by using green spaces including through mental health services.
  - Encourage children to be close to nature, in and out of school, with particular focus on disadvantaged areas.
  - "Green" our towns and cities by creating green infrastructure and planting one million urban trees.
  - Make 2019 a year of action for the environment, working with Step Up To Serve and other partners to help children and young people from all backgrounds to engage with nature and improve the environment.

Sub-national

B.11 Babergh and Mid Suffolk Infrastructure Delivery Plan (2019)[11]: Aims to consider all infrastructure needs to enable sustainable development and growth supporting residents, businesses, communities, the environment and individuals. A key objective is prioritising investment into strategic services and infrastructure. The report also considers collaboration of organisations to provide funding and the phasing of infrastructure may occur depending on the degree of growth.

B.12 Babergh and Mid Suffolk Open Space Study (2019): Provides an audit of the quantity and quality of existing provision in the Districts and assesses the need for future provision.

B.13 Joint Homelessness Reduction and Rough Sleeping Strategy[12]: This Strategy covers the period 2019-2024 and sets out what BMSDC will do to prevent or relieve homelessness.

B.14 Joint Health and Wellbeing Board Strategy Refresh 2019-2022[13]: The document provides a refresh on Suffolk's Joint Health and Wellbeing Strategy 2012-2022 and helps to guide the work of a range of statutory, voluntary, community and private sector agencies committed to improving health and wellbeing in Suffolk.

B.15 Transforming Suffolk, Suffolk's Community Strategy 2008 to 2028[14]: Sets out ambitions for Suffolk to be recognised for its outstanding environment and quality of life for all. The strategy aims to help make Suffolk the greenest county by enhancing the natural environment while also being an exemplar when tackling climate change. The aim is also to create a prosperous and vibrant economy; learning and sills for the Future; and safe, healthy and inclusive communities.

B.16 Suffolk's Special Educational Needs and Disability (SEND) Strategy 2017-2020[15]: This Strategy addresses the issues that arose from Ofsted and the Care Quality Commission's joint inspection in December 2016. It addresses the wider improvements that parents, carers and professionals have raised as being important to ensure better outcomes for children and young people.

B.17 Suffolk Green Access Strategy, Rights of Way Improvement Plan (ROWIP) 2020-2030[16]: The Countryside and Rights of Way Act 2000 requires each highway authority to produce a Rights of Way Improvement Plan (ROWIP). This Plan contains a statement of the actions proposed for the management of public rights of way and for securing an improved network of routes in Suffolk. It also addresses open access sites, informal access arrangements, and access for walking and cycling on the wider highway network.

[11] BMSDC (2019) Infrastructure Delivery Plan: https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/BMSDC-IDP-July-2019-.pdf.
[12] BMSDC (2019) Joint Homelessness Reduction and Rough Sleeping Strategy 2019-2024: https://www.babergh.gov.uk/assets/Housing-and-Homelessness/Housing-Strategy/HRRSS-2019-2024-Final.pdf.
[13] Health and Wellbeing Suffolk (2019) Joint Health and Wellbeing Board Strategy Refresh: https://www.suffolk.gov.uk/assets/council-and-democracy/our-aims-and-transformation-programmes/Joint-Health-and-Weelbeing-Board-Strategy-Refresh-2019-2022.pdf.
[14] Suffolk Strategic Partnership (2008) Transforming Suffolk, Suffolk's Community Strategy 2008-2028: https://www.ipswich.gov.uk/sites/default/files/scd07_-_suffolk_community_strategy.pdf.
[15] Suffolk County Council (2017) Suffolk's Special Educational Needs and Disability (SEND) Strategy: https://search3.openobjects.com/mediamanager/suffolk/enterprise/files/2017-05-23_suffolk_send_strategy_one_page_overview.pdf.
[16] Suffolk County Council (2020) Suffolk Green Access Strategy Rights of Way Improvement Plan (ROWIP) 2020-2030: https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/green-access-strategy/

Current baseline

Population

B.18 The latest statistics found that in 2018, Babergh District had a population of 91,400 people, with 52,100 of these residents aged 16-64[17]. Mid Suffolk District had a population of 102,500 people in 2018, with 60,300 residents aged 16-64[18]. Babergh District's population is expected to grow to 96,400 people[19] and Mid Suffolk District's population is projected to reach 109,000 people by 2031[20].

B.19 Babergh has two main towns being the market town of Sudbury in the west and the town of Hadleigh in the centre. Mid Suffolk has three market towns being Stowmarket and Needham Market in the south of the District, and Eye in the north. Both Districts have many rural villages and open countryside where in Babergh 69% and in Mid Suffolk 75% of the population live. Overall, Babergh District has around 1.54 persons per hectare while Mid Suffolk District has a slightly lower population density at around 1.18 hectares per person[21].

B.20 According to BMSDC's Joint Annual Monitoring Report[22], both Districts have similar demography with fewer younger people and an increasing proportion of older people. Both Districts have an ageing population, and this trend is expected to continue over the next ten years[23].

B.21 In Babergh District the population has remained fairly consistent with 53,800 individuals aged 16-64 in 2008, to 52,100 in 2018[24]. Between October 2018 and September 2019 there were 4,400 retired residents who represented 35.4% of the District's population. Students made up 3,500 residents between October 2018 and September 2019 which is 28.4% of the District's population[25].

B.22 In Mid Suffolk District, many of the sample population sizes were too small for reliable estimates. Despite this, the latest data found that between October 2017 and Sept 2018, 3,900 residents were retired, making up 37.6% of the population. The last estimate for the number of students in the District was 3,300 people between October 2015 and September 2016 at 3,300 people, 24.9% of the population.

B.23 The 2011 Census found that ethnic minorities constituted around 2.2% of Babergh District population which is around 1,895 individuals. The largest ethnic minority group were the mixed/multiple ethnic groups which made by 0.9% of the population, followed by Asian/Asian British at 0.8%[26].

B.24 For Mid Suffolk District, the 2011 Census showed that ethnic minorities constituted around 2.1% of the total population. The largest ethnic minority group were Asian/ Asian British which made up 0.7% of the total population, followed by Black/African/Caribbean/Black British at 0.4%.

Housing

Provision and affordability

B.25 In the past few years local house prices in BMSDC have steadily increased which has had an effect on affordability[27].

B.26 The table below shows the housing affordability ratio across the Districts which is calculated by dividing average house prices by average annual earnings to create a ratio. House prices are taken from House Price Statistics for Small Areas

[17] NOMIS (2018) Labour Market Profile – Babergh: https://www.nomisweb.co.uk/reports/lmp/la/1946157239/report.aspx?town=Babergh#tabrespop.
[18] NOMIS (2018) Labour Market Profile – Mid Suffolk: https://www.nomisweb.co.uk/reports/lmp/la/1946157242/report.aspx?town=Mid%20Suffolk#tabrespop.
[19] Population Projections Babergh: https://www.suffolkobservatory.info/population/report/view/17e45add2fd547c38a1a20bc2635673b/E07000200/.
[20] Population Projections Mid Suffolk: https://www.suffolkobservatory.info/population/report/view/17e45add2fd547c38a1a20bc2635673b/E07000203/.
[21] Local Government Association (2019) Population density, persons per hectare in England: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=176&mod-area=E92000001&mod-group=E07000203&mod-type=area.
[22] BMSDC (2018-19) Annual Monitoring Report 2018-19: https://www.babergh.gov.uk/assets/Strategic-Planning/AMR/Babergh-and-Mid-Suffolk-Annual-Monitoring-Report-2018-19.pdf.
[23] BMSDC (2018-19) Annual Monitoring Report 2018-19: https://www.babergh.gov.uk/assets/Strategic-Planning/AMR/Babergh-and-Mid-Suffolk-Annual-Monitoring-Report-2018-19.pdf.
[24] NOMIS Population Aged 16-64 – Time Series. https://www.nomisweb.co.uk/reports/lmp/la/1946157239/subreports/wapop_time_series/report.aspx?.
[25] NOMIS Economically Inactive – Time Series: https://www.nomisweb.co.uk/reports/lmp/la/1946157239/subreports/einact_time_series/report.aspx?.
[26] NOMIS Babergh Area Profile: https://www.nomisweb.co.uk/reports/localarea?compare=E07000200.
[27] Annual Monitoring Report (2018-19) https://www.babergh.gov.uk/assets/Strategic-Planning/AMR/Babergh-and-Mid-Suffolk-Annual-Monitoring-Report-2018-19.pdf.

(HPSSAs). However, the statistics are also partially based on a survey sample of earnings data. Therefore, the data should be interpreted over a longer time series[28].

Table B.1: Babergh and Mid Suffolk: Ratio of workplace-based median house price to median earnings ratio

Area	2014	2015	2016	2017	2018	2019
Babergh	8.91	9.23	9.48	11.26*	10.77	11.39
Mid Suffolk	7.35*	8.02	7.53	8.98	10.20	9.46
Suffolk	7.01	7.20	7.65	8.04	8.69	8.86
East of England	7.43	7.83	8.42	8.96	9.66	9.72

NB ratios marked with * have been calculated using annualised weekly earnings.

B.27 In 2018-2019, the target in the Babergh District was to build 420 new dwellings. However, this was exceeded with 579 new dwellings being built, representing 138% of the annual target set by the national standard methodology. In Mid Suffolk, the target was 556 new dwellings but 690 were built, representing 124% of the annual target. Therefore, overall, in the latest year for which data are available, both Babergh District and Mid Suffolk District exceeded their housing targets.

B.28 The two tables below show the percentage of affordable homes built in the Districts over the last 5 years. In 2018/19 only 12% of homes built in Babergh were affordable housing, compared to 36% in 2017/18. For Mid Suffolk in 2018/19, only 10% of homes were affordable housing, compared to 27% in 2017/18. Therefore, the proportion of affordable homes built in the previous two years has decreased and in 2018/19 were below the averages for the last five years.

Table B.2: Babergh net residential completions by annual monitoring report year

Babergh					
AMR Year	Net Completions (A)	Of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)
2018/19	579	69	12%	456	79%
2017/18	331	118	36%	221	67%
2016/17	226	24	11%	168	74%
2015/16	157	31	20%	124	79%
2014/15	172	31	18%	83	48%
Totals	**1465**	**273**	**-**	**1052**	**-**

[28] Office for National Statistics (2018) Housing affordability in England and Wales 2018: https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2018

Table B.3: Mid Suffolk net residential completions by annual monitoring report year

Mid Suffolk					
AMR Year	Net Completions (A)	Of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)
2018/19	690	70	10%	583	84%
2017/18	426	114	27%	292	69%
2016/17	305	53	17%	230	75%
2015/16	304	78	26%	240	79%
2014/15	416	46	11%	246	59%
Totals	**2141**	**361**	**-**	**1591**	**-**

B.29 In November 2019, the mean price of dwellings in Babergh District and Mid Suffolk District was £292,305 and £262,988, respectively. This is above the national average of £251,222 and for Babergh, is also above the regional average of £291,281[29].

B.30 A suitable mix of housing is important to ensure all housing needs are meet within the District. The 2011 Census identified the housing stock within the District and is shown in the table below. The majority of housing within both Districts is detached houses, followed by semi-detached, then terraced houses and finally flats.

Table B.4: Type of dwellings and number of households in Babergh and Mid Suffolk (excluding caravans and other mobile and temporary structures)

Type of Dwelling	Number of Households (2011)			
	Babergh	%	Mid Suffolk	%
Detached Houses	16,231	42%	19,908	47%
Semi-Detached Houses	11,476	30%	13,676	33%
Terraced Houses	8,458	21%	5,753	14%
Flats	2,763	7%	2,317	6%
Total	**38,928**	**100%**	**41,654**	**100%**

B.31 As set out in the Strategic Housing Market Assessment (SHMA) (Part 2 update)[30], the majority of homes across all tenures are large family units, with the owner-occupied sector comprising 66.7% of all homes. The Social Rent/Affordable Rent tenure currently stands at 14.6%. The SHMA shows that in 18 years' time, 65.9% of all new housing in the Ipswich Housing Market Area (which includes BMSDC), should be owner-occupied and 14.5% Social Rent/Affordable Rent.

B.32 As mentioned previously, both Districts have an ageing population. According to the Suffolk Housing and Health Needs Assessment[31], approximately 6,000 over 75s who need specialist housing (defined as sheltered, extra care, residential care or nursing home) already have difficulties accessing housing provision in Suffolk County. Furthermore, there are an estimated

[29] UK House Price Index (2020) House Price Statistics: https://landregistry.data.gov.uk/app/ukhpi.
[30] Peter Brett Associates (2019) Ipswich Housing Market Area: https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/SHMA-Part-2-update-2019.pdf.
[31] Suffolk County Council (2018) Suffolk Housing and Health Needs Assessment: https://www.healthysuffolk.org.uk/uploads/Suffolk_Housing_and_Health_Final_Mar18HWB.pdf.

10,687 properties in Suffolk which do not meet the Decent Home Standard under the Housing Health and Safety rating because they are excessively cold. Indeed, the housing stock in Suffolk is predominantly old and inefficient to heat.

B.33 In addition to older people, other vulnerable people may also have specialist housing needs. Suffolk is currently significantly worse than the England average at meeting the need of residents with learning difficulties for secure and appropriate accommodation. According to the same document, the number of people with a learning difficulty is forecast to increase by 9% by 2035. As such, there will be an increased demand for housing that meets specialist needs.

Homelessness

B.34 Table B.5 shows an estimation of the number of rough sleepers recorded over the past five years in BMSDC, using Homeless Link. The number of people sleeping rough within the Districts has decreased, which may be related to the fact BMSDC were successful in jointly bidding with West Suffolk Councils through the 'Trailblazer' programme in 2016 for a Rough Sleeper Prevention and Support Worker.

Table B.5: Estimated rough sleeper count in BMSDC (November)

	2014	2015	2016	2017	2018
Babergh	0	2	7	1	0
Mid Suffolk	0	2	1	2	0

Gypsy, Traveller and Travelling Showpeople

B.35 A report commissioned by BMSDC featured 100 surveys being completed by Gypsy and Traveller families between November 2016 and January 2017[32]. There were 87 surveys completed by those on authorised sites, eight on unauthorised developments, three on unauthorised encampments and two families residing on sites with temporary planning permission. The majority of families had lived on site for more than five years and most were not intending to move in the future.

B.36 Those residing on local authority sites were concerned about the quality and provision of sites resulting in children only being able to safely play on pitches rather than freely on the site, sites being too small to accommodate, too big leading to a mixture of occupants who do not get on and not feeling safe. Families also stated that obtaining planning permission was an issue, as it was felt that there were preconceptions by the wider community.

B.37 There are seven permanent Travelling Showpeople plots in Mid Suffolk and there is a long history of Travelling Showpeople both living and working in the study area. Travelling Showpeople recorded fewer health issues, compared to Gypsies and Travellers. In 2016 all families had travelled, mainly for work, and no families stated that they intended to stop travelling. All of the families own their plots and around a third of families stated they had young members who will require separate accommodation within the next five years, but all would prefer to stay within the local area.

B.38 To establish the number of households residing in boat, postal surveys were completed, and Council Tax records were established. There were 21 permanent boat moorings in Babergh however, this could be an underestimate due to the difficulties in identifying the status and locations of houseboats.

B.39 Only one caravan was recorded in Babergh and 108 caravans in Mid Suffolk. Therefore, when population is taken into account, the density of caravans varies with Babergh having 1 caravan per 100,000 of the population and Mid Suffolk having 109 per 100,000 of the population. The average in England is around 39 caravans per 100,000 of the population and the regional average is 81[33].

[32] BMSDC (2017) Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment: https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Final-ANA-Report-May-2017.pdf.
[33] BMSDC (2017) Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment: https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Final-ANA-Report-May-2017.pdf.

Education

B.40 Around 19% of the population across Babergh and Mid Suffolk are aged 0-17 years old. Around 2.8% (4,220) are school children and full-time students aged 16-17 which is slightly above the national average of 2.7%. However, 2% (2,970) are school children and full-time students aged 18 and over which is below the national average of 5.5%[34].

B.41 The 2011 Census data found 22.5% (33,988) of Babergh and Mid Suffolk residents have no qualifications, 4% (6,065) completed an apprenticeship, 14.2% (21,348) have Level 1 qualifications and 26.15 (33,988) have Level 4 and above qualifications[35] [36]. The amount of people with no qualifications is equal to the national average and higher than the County average (24.3%). However, the amount of people with Level 4 qualifications and above is lower than the national average (27.4%).

B.42 The location of education facilities in the Districts is shown in **Figure B.1**.

Deprivation

B.43 In 2019 Babergh ranked 212 out of 317 local authorities in England (1 being the most deprived), compared with a ranking of 197 in 2015. The Index of Multiple Deprivation (IMD) uses Lower Layer Super Output Areas (LSOA) to measure deprivation at local authority and county level. There are 54 LSOAs in Babergh. Around Sudbury and Great Cornard there are pockets of deprivation and some rural areas are particularly deprived in terms of access to housing and other services. Babergh 008A is located on the edge of Sudbury, the most deprived area within the District and ranked 7,697 out of 32,844 LSOAs in England. This area is amongst the top 20% most deprived neighbourhoods in England[37].

B.44 In 2019 Mid Suffolk ranked 229 out of 317 local authorities in England, where 1 is the most deprived, compared with a ranking of 233 in 2015. There are 56 LSOAs in Mid Suffolk. The Districts most deprived areas are around Stowmarket, with Mid Suffolk 008C being ranked 3,344 out of 32,844 LSOAs in England. In 2015, this area was ranked 5,405 and therefore, there has been a decrease in deprivation in comparison to other LSOA areas in England. This area is amongst the top 20% most deprived neighbourhoods in England.

B.45 In Babergh it was estimated that 3,863 out of 39,487 households were fuel poor in 2016, which equates to 9.6% of all households in the District. In Mid Suffolk 4,048 out of 42,263 households were fuel poor in 2016, which also equates to 9.6% of total households in the District. Both Districts are slightly above the average for the East of England at 9.4%[38].

B.46 According to Public Health England, 11.3% (1,615) of children in Babergh live in low-income families and 10.1% in (1,590) Mid Suffolk[39].

B.47 The distribution of deprivation across the Districts is shown in **Figure B.2**.

Health

B.48 Health is a cross-cutting topic and as such many topic areas explored in this Scoping Report influence health either directly or indirectly. The 2011 Census statistics suggest that health in Babergh is generally good with 82.4% of the population reporting themselves to be in very good or good health. Some 13.2% state they are in fair health, with only 3.4% and 0.9% in bad or very bad health, respectively. Similarly, the 2011 Census statistics suggest that health in Mid Suffolk is generally good with 83.2% of the population reporting themselves to be in very good or good health. Some 12.9% state they are in fair health, with only 3.1% and 0.8% in bad or very bad health, respectively. Therefore, perceived health levels in the Districts are relatively good.

B.49 The 2011 Census also found that 82.6% of the population in Babergh and 83.4% in Mid Suffolk state that their day-to-day activities are not limited by their health. In Babergh 10.2% said they are limited a little and 7.2% said they are limited a lot. For Mid Suffolk, 9.9% said they are limited a little and 6.7% said they are limited a lot.

[34] Children & Young People Area Report Suffolk Observatory: https://www.suffolkobservatory.info/children-and-young-people/report/view/a35c270f84c849c797187ff085340613/SHA1/.
[35] Level 1 = 1-4 O Levels/CSE/GCSEs and NWQ Level 1; Level 4 = Degree, Higher Degree, NVQ Level 4-5, HNC, HND.
[36] Children & Young People Area Report Suffolk Observatory: https://www.suffolkobservatory.info/children-and-young-people/report/view/a35c270f84c849c797187ff085340613/SHA1/.
[37] Indices of Deprivation: http://dclgapps.communities.gov.uk/imd/iod_index.html#.
[38] Gov.uk (2018) Sub-regional fuel poverty: https://www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2018.
[39] Public Health England (2019) Babergh Local Authority Health Profile: https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000200.html?area-name=babergh.

B.50 The 2011 Census data found that 6,819 people in Babergh and 7,418 in Mid Suffolk provide 1 to 19 hours of unpaid care a week. Furthermore, 1,877 people in Babergh and 1,995 in Mid Suffolk provide 50 or more hours of unpaid care a week.

B.51 Life expectancy in Babergh is 81.6 for males and 84.7 for females[40], while in Mid Suffolk life expectancy is 79.6 for males and 83.2 for females[41]. Life expectancy in Babergh is 6.5 years lower for men and 4.3 years lower for women in the most deprived areas, while in Mid Suffolk it is 6.4 years lower for men and 3.6 years for women[42].

B.52 The distribution of health facilities in the Districts is shown in **Figure B.1**.

Open spaces, sports and recreation

B.53 Babergh and Mid Suffolk covers a total area of approximately 565 square miles. In Babergh there are two main towns and the landscape is varied consisting mainly of undulating arable farmland with river valleys. The Orwell and Stour estuaries are found on the eastern and south-eastern sides of the District which have valued wildlife habitats and a distinct character. The southern and eastern parts of the District are also Areas of Outstanding Natural Beauty (AONBs)[43].

B.54 Mid Suffolk is made up of a combination of market towns, villages and countryside. The north of the District contains the valleys of the River Waveney and Dove and the south includes open fields of High Suffolk to the Valleys of the River Ratt and Gipping in the south.

B.55 Babergh and Mid Suffolk Open Spaces Assessment[44] assessed the quality of 519 open spaces in the Districts using criteria set out in the Green Flag Award. The study was a technical assessment and not a full local needs assessment or extensive consultation to inform recommendations. The assessment calculated the amount of existing open space for a range of different use.

Table B.6: Summary of open spaces in Babergh and Mid Suffolk

Typology	Existing (ha)	Per 1,000 people (ha)	Quantity Standards per 1,000 people (ha)
Accessible Natural Greenspace	900.6	4.88	ANGSI*
Amenity Greenspace	233.62	1.27	1.0
Parks and Recreation Grounds	163.16	0.93	1.0
Parks and Recreation Grounds including Outdoor Sport	170.68	0.88	1.0
Open Space for Children	11.35	0.06	0.06
Open Space for Youth	2.48	0.01	0.04
Sports Club Space	68.39	0.37	N/A

*Natural England Accessible Natural Green Space Standards

[40] Public Health England (2019) Babergh Local Authority Health Profile: https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000200.html?area-name=babergh.
[41] Public Health England (2019) Mid Suffolk Local Authority Health Profile: https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000203.html?area-name=mid%20suffolk.
[42] Public Health England (2019) Mid Suffolk Local Authority Health Profile: https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000203.html?area-name=mid%20suffolk.
[43] BMSDC (2019) Open Space Assessment: https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Babergh-and-Mid-Suffolk-Open-Space-Study-May-2019.pdf.
[44] BMSDC (2019) Open Space Assessment: https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Babergh-and-Mid-Suffolk-Open-Space-Study-May-2019.pdf.

B.56 Natural England Accessible Natural Green Space Standards (ANGSI) are:

- at least one accessible 20-hectare site within two kilometres of home;
- one accessible 100-hectare site within five kilometres of home; and
- one accessible 500-hectare site within ten kilometres of home; plus
- a minimum of 1 hectare of statutory Local Nature Reserves per thousand population at least 2 hectares in size, no more than 300 metres (5 minutes' walk) from home.

B.57 The table shows that there is more than the set quantity standard of amenity greenspace[45] per 1,000 of the population. However, parks and recreation grounds are under the set quantity standard even when outdoor sport is included.

B.58 As part of the assessment, a survey with BMSDC parishes was undertaken, which saw 75 responses from 199 parishes. Results found that 68% of Town/Parish Councils were directly responsible for the management of various local spaces and outdoor recreational facilities and 64% of local councils noted a need for additional or improved open space, play and outdoor recreation facilities. Other results found there is not enough space for teenagers (e.g. skateparks and shelters) and there is a need for additional multi-use games areas (MUGAs).

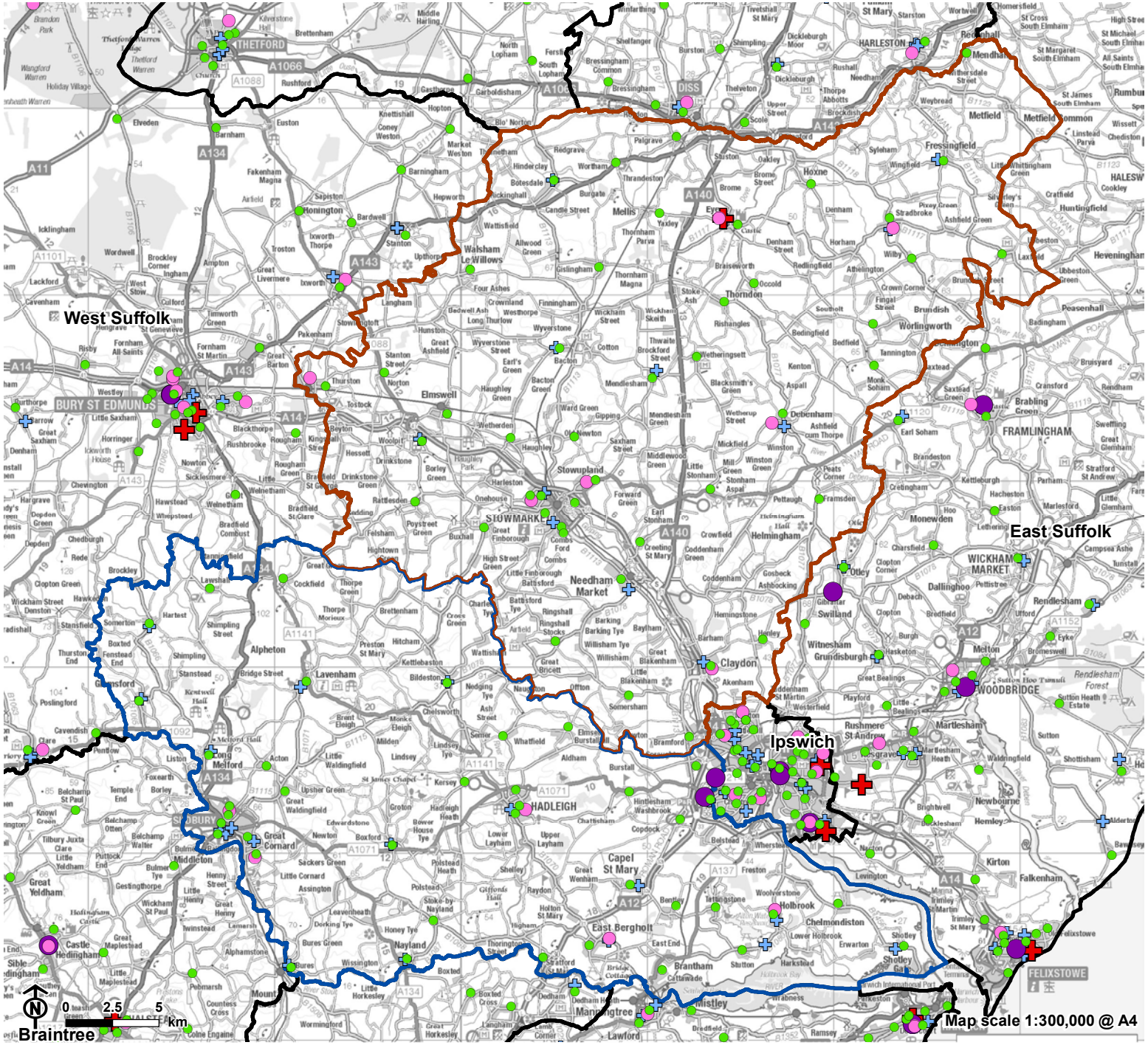
B.59 The distribution of open space in the Districts is shown in **Figure B.3**.

Crime

B.60 In December 2019, there was an increase in burglaries, criminal damage and arson, drugs, theft and weapons possession in Suffolk, from the previous three months[46].

[45] Amenity greenspace includes open to free land that is not laid out a certain way or does not have a specific function, such as a park or public playing field.
[46] UK Crime Stats (2020) Suffolk County Council, England: https://www.ukcrimestats.com/Subdivisions/CTY/2241/.

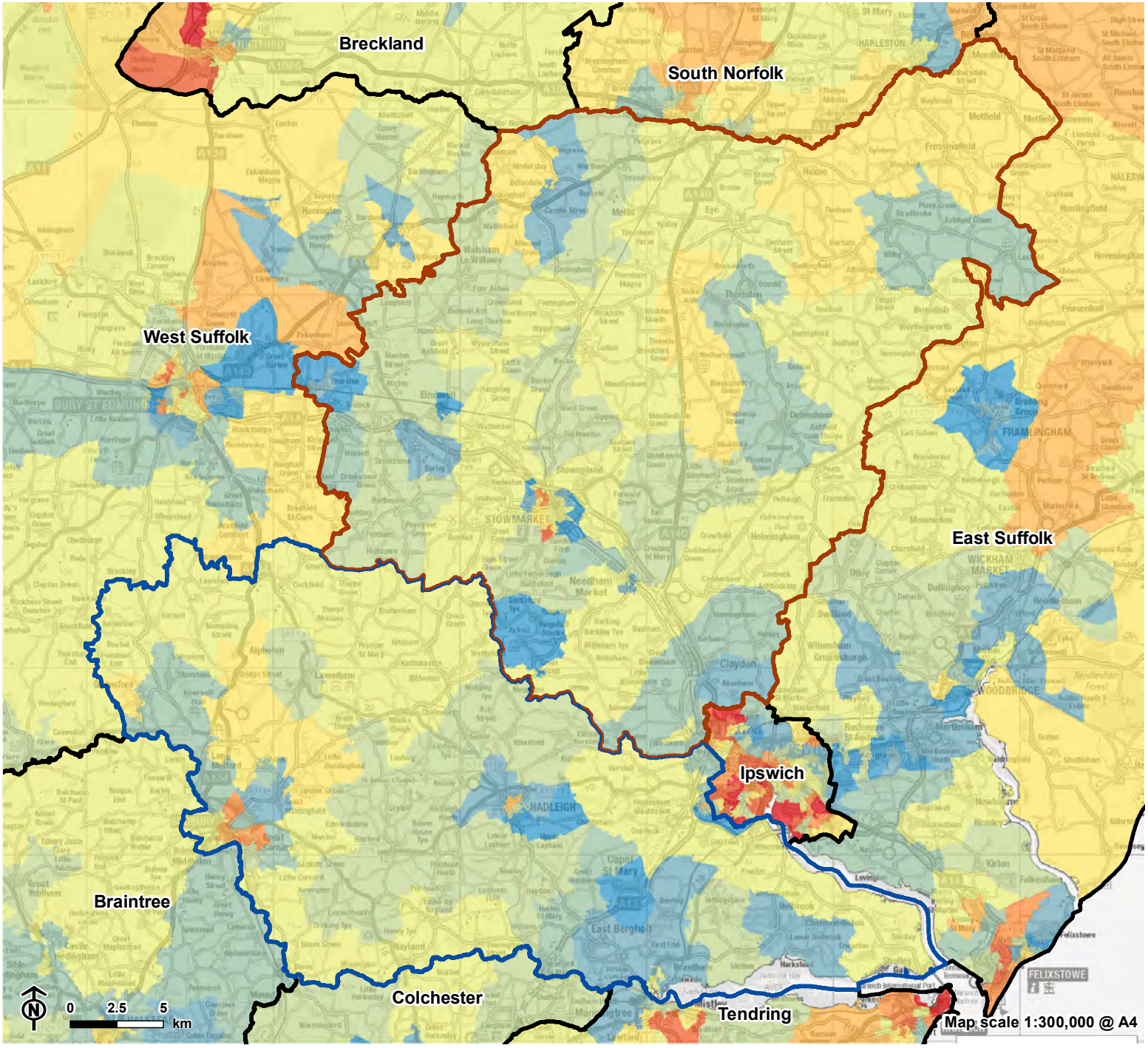
Figure B.1: Education Facilities and Health Facilities



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CB:KS EB:Stenson_K LUC FIGB_1_10920_Education_Health_r0_A4L 27/10/2020
Source: Babergh and Mid Suffolk District Council

Figure B.2: Indices of Multiple Deprivation (IMD)

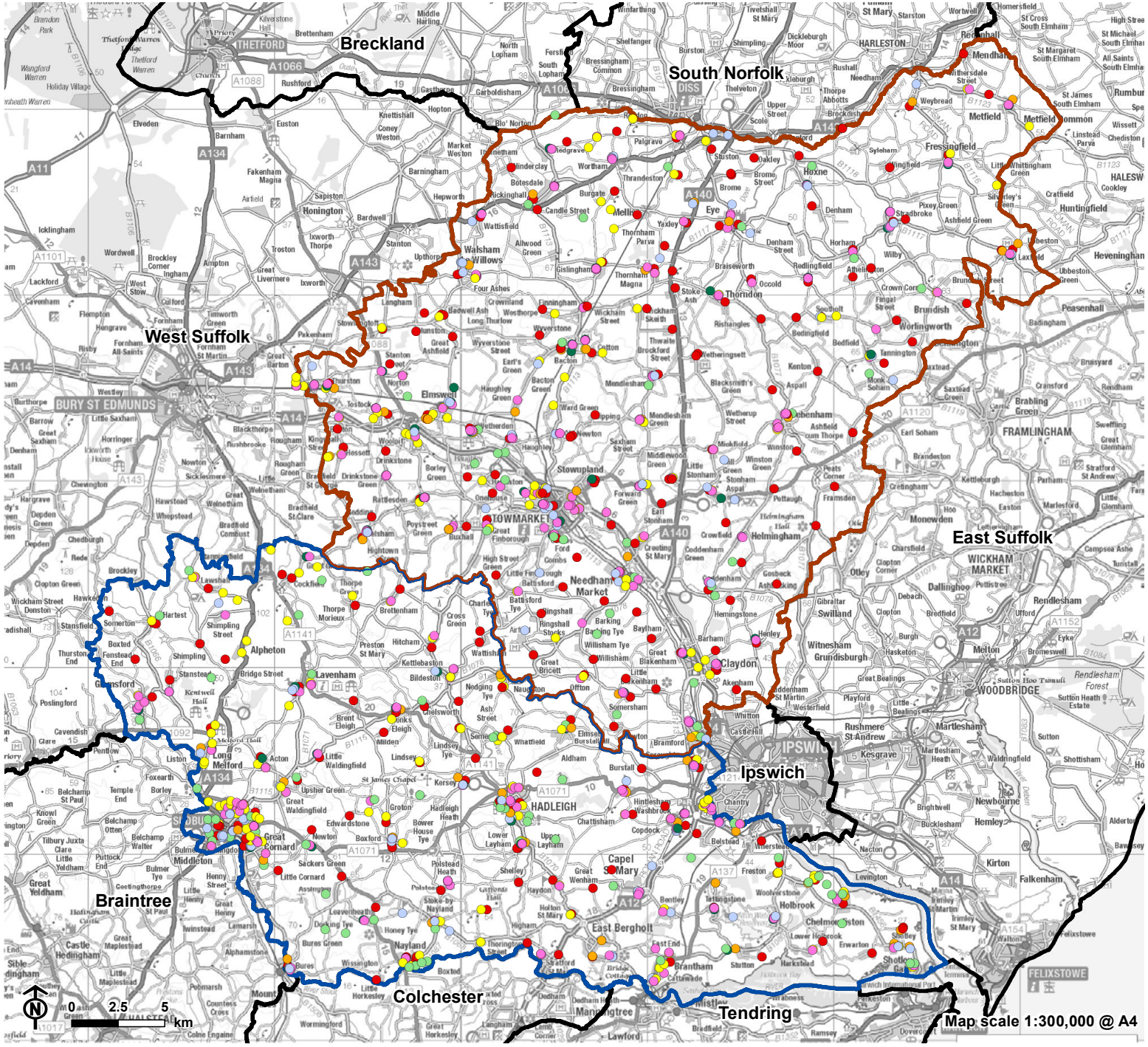


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Contains Ordnance Survey data © Crown copyright and database right 2020

CB:KS EB:Stenson_K LUC FIGB_2_10920_IMD_r0_A4L 11/06/2020
Source: Ministry of Housing, Communities and Local Government

Babergh Mid Suffolk Joint Local Plan Sustainability Appraisal
Babergh and Mid Suffolk Councils

Figure B.3: Open Space



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CB:KS EB:Stenson_K LUC FIGB_3_10920_Open_Space_r0_A4L 11/06/2020
Source: Babergh and Mid Suffolk District Council

Economy

Policy context

International

B.61 There are no specific international or European economic policy agreements relevant to the preparation of the JLP and the SA, although there are a large number of trading agreements, regulations and standards that set down the basis of trade within the European Union (although these are subject to change now that the UK has left the EU) and with other nations.

National

B.62 National Planning Policy Framework (NPPF)[47] sets out the following:

- The economic role of the planning system is to contribute towards building a "strong, responsive and competitive economy" by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. There is also a requirement for the planning system to identify and coordinate the provision of infrastructure.
- Planning policies should address the specific locational requirements of different sectors.
- Local planning authorities should incorporate planning policies which "support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation".
- When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Sustainable growth and expansion of all types of business and enterprise in rural areas should be supported, both through conversion of existing buildings and well-designed new buildings.
- The NPPF requires Local Plans to "set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration."

B.63 National Planning Practice Guidance (PPG)[48]: Reiterates the importance for Local Plans to include a positive strategy for town centres to enable sustainable economic growth and provide a wide range of social and environmental benefits.

B.64 The Local Growth White Paper (2010)[49]: Highlights the importance of economic policy that focusses on the delivery of strong, sustainable and balanced growth of income and employment over the long-term, growth which is broad-based industrially and geographically to provide equality of access and opportunity and build businesses that are competitive internationally.

B.65 Rural White Paper 2000 (Our Countryside: the future – A fair deal for rural England)[50]: Sets out the Government's Rural Policy Objectives:

- To facilitate the development of dynamic, competitive and sustainable economies in the countryside, tackling poverty in rural areas.
- To maintain and stimulate communities and secure access to services which is equitable in all the circumstances, for those who live or work in the countryside.
- To conserve and enhance rural landscapes and the diversity and abundance of wildlife (including the habitats on which it depends).

[47] Ministry of Housing, Communities & Local Government (last updated 19 June 2019) National Planning Policy Framework: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf.
[48] Department for Communities and Local Government (2016) Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance.
[49] Department for Business, Innovation and Skills (2010) Local Growth: Realising Every Place's Potential: https://www.gov.uk/government/publications/local-growth-realising-every-places-potential-hc-7961.
[50] HM Government (2000) Rural White Paper (Our Countryside: the future – A fair deal for rural England): http://www.tourisminsights.info/ONLINEPUB/DEFRA/DEFRA%20PDFS/RURAL%20WHITE%20PAPER%20-%20FULL%20REPORT.pdf.

- To promote government responsiveness to rural communities through better working together between central departments, local government, and government agencies and better co-operation with non-government bodies.

B.66 LEP Network Response to the Industrial Strategy Green Paper Consultation (2017)[51]: The aim of the document is to ensure that all relevant local action and investment is used in a way that maximises the impact it has across the Government's strategy. Consultation responses set out how the 38 Local Enterprise Partnerships (LEPs) will work with Government using existing and additional resources to develop and implement a long-term Industrial Strategy.

Sub-national

B.67 Babergh & Mid Suffolk Town Centres & Retail Study (2015)[52]: Includes information regarding shopping habits, the assessment of retail and other town centre uses and health checks of the main towns. The study offers advice on the strengths and weaknesses of centres within the Districts and their ability to accommodate retail, leisure and other town centre uses, including the identification of potentially suitable centres. Advice is also given regarding the level and type of retail, leisure and other town centre uses that would be appropriate for the Districts considering national and local economic trends. The study provides recommendations of definitions retail related primary and secondary frontages, and primary shopping areas for the centres, as well as a hierarchy of town centres.

B.68 Babergh and Mid Suffolk Infrastructure Delivery Plan (2019)[53]: Aims to consider all infrastructure needs to enable sustainable development and growth supporting residents, businesses, communities, the environment and individuals. A key objective is prioritising investment into strategic services and infrastructure. The report also considers collaboration of organisations to provide funding and the phasing of infrastructure may occur depending on the degree of growth.

B.69 The Suffolk Coast Tourism Strategy (2013-2023)[54]: This has three principal elements which comprise the preparation of:

- An up-to-date visitor economic impact assessment ('Suffolk Coast & Heaths AONB Economic Impact Assessment').
- A survey and report on the visitor profiles, economic and experiential values of the three long distance walking routes ('Suffolk Coast Visitor Research').
- A visitor profiles assessment ('Suffolk Coast Destination Profile Assessment') and tourism strategy.

B.70 New Anglia Local Enterprise Partnership Economic Strategy (2017)[55]: The Economic Strategy looks ahead to 2036 but focuses on the actions that the New Anglia LEP needs to take over the next four years to secure long term success. According to the Strategy, the LEP will work across all local authorities to integrate inward investment, whilst also attracting highly skilled people. The LEP will also work with the Government to ensure that the unique contribution of the energy sector is well understood and supported.

B.71 Draft South East Inshore Marine Plan (2020)[56]: This document introduces a strategic approach to planning within the inshore waters between Felixstowe, in Suffolk and near Dover, in Kent. It provides an evidence-based approach to inform decision-making by marine users and regulators on where activities might take place within the inshore marine plan area. The Plan will help to enhance and protect the marine environment and achieve sustainable economic growth, whilst respecting local communities both within and adjacent to the marine plan area. Babergh and Mid Suffolk District overlaps the South East Inshore Marine Plan area. In the case of Babergh, the overlap includes the tidal extent of the Rivers Stour and Orwell.

[51] LEP Network (2017) Response to the Industrial Strategy Green Paper Consultation: https://www.lepnetwork.net/media/1470/lep-network-industrial-strategy-response-april-2017-final.pdf.
[52] Carter Jonas (2015) Joint Town Centres & Retail Study: https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/29-10-15-BaberghMid-Suffolk-TCRSFinal-Report.Final-Version-29.10.15.pdf.
[53] Babergh and Mid Suffolk (2019) Infrastructure Delivery Plan (2019-2036): https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/BMSDC-IDP-July-2019-.pdf.
[54] URS (2013) The Suffolk Coast Tourism Strategy: http://www.suffolkcoastandheaths.org/assets/Projects--Partnerships/BALANCE/TourismStrategy.pdf.
[55] Norfolk & Suffolk Unlimited (2017) Economic Strategy: https://newanglia.co.uk/wp-content/uploads/2020/03/New-Anglia_Norfolk-Suffolk-Unlimited_Economic-Strategy-Brochure-1-1.pdf.
[56] REF

Current baseline

Business sectors and employment

B.72 The Office for National Statistics found a growth rate of 5% in 2018 for businesses in the East of England, which is the third highest region in the UK[57]. Furthermore, 99.6% of registered businesses in the wider County of Suffolk are Small or Medium-Sized Enterprises (SMEs) with survival rates consistently better than the UK average[58].

B.73 Babergh and Mid Suffolk Districts are made up mainly of rural areas with a range of market and smaller towns, along with some industrial and enterprise sites. Therefore, the Districts contain a range of businesses such as agriculture, construction, technology and retail. The table below shows the breakdown of business stock in the Districts, which is predominantly characterised by Business and Professional Services in Babergh, and construction work in both Districts.

Table B.7: Business stock by sector in 2016[59]

	Babergh		Mid Suffolk	
	Number of existing businesses		Number of existing businesses	
Agriculture	110	3%	220	6%
Business and Professional Services	1330	41%	1440	40%
Computing and Technology	110	3%	100	3%
Construction	420	13%	480	13%
Education	90	3%	100	3%
Energy, Waste and Utilities	20	1%	30	1%
Health and Care	200	6%	220	6%
Hospitality and Leisure	250	8%	210	6%
Manufacturing	230	7%	250	7%
Retail	250	8%	210	6%
Transport and Logistics	70	2%	120	3%
Wholesale	200	6%	240	7%
Total	**3280**		**3620**	

B.74 Between October 2018 and September 2019, 76.1% (42,500) of residents in Babergh District were economically active compared to 86.7% (54,800) in Mid Suffolk. The regional average was 80.5% and the national average was 78.9%. In Babergh, 8.4% of the economically active residents were self-employed compared to 10.7% in Mid Suffolk. In 2018, 61.3% of total employees were full-time and 38.7% were part-time in Babergh, whilst 68.6% were full-time and 31.4% were part-time in Mid Suffolk. In addition, 2.9% (1,200) of Babergh residents were unemployed and 2.3% (1,300) of Mid Suffolk residents. This is lower than the regional (3%) and national averages (3.9%).

[57] Office for National Statistics (2018) Business Demography UK 2018: https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/bulletins/businessdemography/2018#which-regions-have-the-highest-business-births-and-deaths.
[58] BMSDC (n.d.) Open for Business Strategy: Where and how do the District Councils make a difference: https://www.midsuffolk.gov.uk/assets/Economic-Development/OpenForBusiness-Strategy-with-links.pdf.
[59] Lichfields (2017) Ipswich Economic Area Sector Needs Assessment: https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Ipswich-Economic-Area-Sector-Needs-Assessment-Sept-2017.pdf.

B.75 In 2019, gross weekly pay in Babergh was around £617.40 compared to £567.70 in Mid Suffolk. The regional average is £610.40 and the national average is £587. Therefore, although pay in Mid Suffolk is below the regional average, both Districts have higher than national average pay[60].

B.76 The table below shows that, in terms of numbers of jobs, the most significant occupations in the Districts are in manufacturing, wholesale and retail, accommodation and food service activities, professional scientific and technical activities, education, and human health and social work activities. In Mid Suffolk, administrative and support service activities are also an important source of employment.

Table B.8: Employee jobs by industry[61]

	Babergh		Mid Suffolk	
	Employee jobs		Employee jobs	
Mining and Quarrying	0	0%	20	0.2%
Manufacturing	5,000	16.1%	5,000	8.1%
Electricity, Gas, Steam and Air Conditioning Supply	15	0%	75	0.5%
Water Supply; Sewerage, Waste Management and Remediation Activities	450	1.5%	450	0.7%
Construction	1,500	4.8%	4,000	4.7%
Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	6,000	19.4%	6,000	15.2%
Transportation and Storage	1,000	3.2%	2,500	4.8%
Accommodation and Food Service Activities	2,500	8.1%	1,750	7.6%
Information and Communication	700	2.3%	700	4.2%
Financial and Insurance Activities	400	1.3%	400	3.5%
Real Estate Activities	350	1.1%	300	1.7%
Professional Scientific and Technical Activities	2,500	8.1%	2,500	8.7%
Administrative and Support Service Activities	1,500	4.8%	2,000	9.1%
Public Administration and Defence; Compulsory Social Security	250	0.8%	700	4.3%
Education	3,000	9.7%	3,000	8.9%
Human Health and Social Work Activities	3,000	9.7%	4,000	13.2%
Arts, Entertainment and Recreation	800	2.6%	800	2.5%
Other Services Activities	450	1.5%	600	2.0%

[60] Office for National Statistics (2019) Labour Market Profile for Babergh and Mid Suffolk, both separate webpages: https://www.nomisweb.co.uk/reports/lmp/la/1946157239/report.aspx?town=babergh#tabearn; https://www.nomisweb.co.uk/reports/lmp/la/1946157242/report.aspx?town=mid%20suffolk#tabearn.
[61] NOMIS (2018) Employee Jobs by Industry: https://www.nomisweb.co.uk/reports/lmp/la/1946157239/report.aspx?town=Babergh#tabempunemp.

Economic growth challenges and priorities

B.77 Babergh and Mid Suffolk released an "Open for Business Strategy" in 2018 which communicates the Districts' approach in supporting economic growth and helping businesses, communities and their broad network of partners. The report aims to encourage collaboration when tackling both short-term and long-term aspirations.

B.78 The priority in Babergh is to "shape, influence and provide the leadership to enable growth while protecting and enhancing our environment". In Mid Suffolk, the priority is to "lead and shape the local economy by promoting and helping to deliver sustainable economic growth, which is balanced with respect for wildlife, heritage and the natural and built environment".

B.79 A Local Enterprise Partnership for Norfolk and Suffolk, New Anglia, has 10 enterprise zones, 2 of which are in Babergh and Mid Suffolk[62]. These are Stowmarket Enterprise Park, Mill Lane and Sproughton Enterprise Park, Sproughton. A Food Enterprise Zone known as Jimmy's Farm site is also present within BMSDC.

B.80 The main employment sites and enterprise zones are shown in **Figure B.4**.

B.81 The main issues impacting on growth in Babergh and Mid Suffolk are as follows[63]:

- Several large local strategic sites (including designated Enterprise Zone sites) have potential for significant job generation but need support, such as the development of infrastructure, services and utilities.
- Limited premises options for SMEs, including starter, incubator, clustering businesses and then scaling-up 'graduation' space.
- Slow broadband speeds and limited mobile coverage in rural areas.
- Lower skills and educational attainment than regional or national averages.
- High levels of outward commuting partially due to the imbalance of housing and jobs. Both authorities also fall within the Ipswich Travel to Work Area.
- Low levels of entrepreneurship and business start-up, but all also fewer business failures.
- Market towns that need help improving their vitality, so the towns become designation areas and play to their strengths.
- Limited access to higher education and adult learning services and support across the wider area however, this is improving.
- Limited rural infrastructure, particularly road and digital networks, as well as access to skilled individuals with specialist and higher-level skills or leadership affect the ability to recruit young people.
- Place of interest that have inherent barriers to growth and development, such as Areas of Outstanding Natural Beauty (AONB) or Sites of Special Scientific Interest (SSSI).

Town centres and retail

B.82 The current Town Centre and Retail Study for Babergh and Mid Suffolk was published in September 2015. According to the study, there has been a decline in shopping centre consumer patterns.

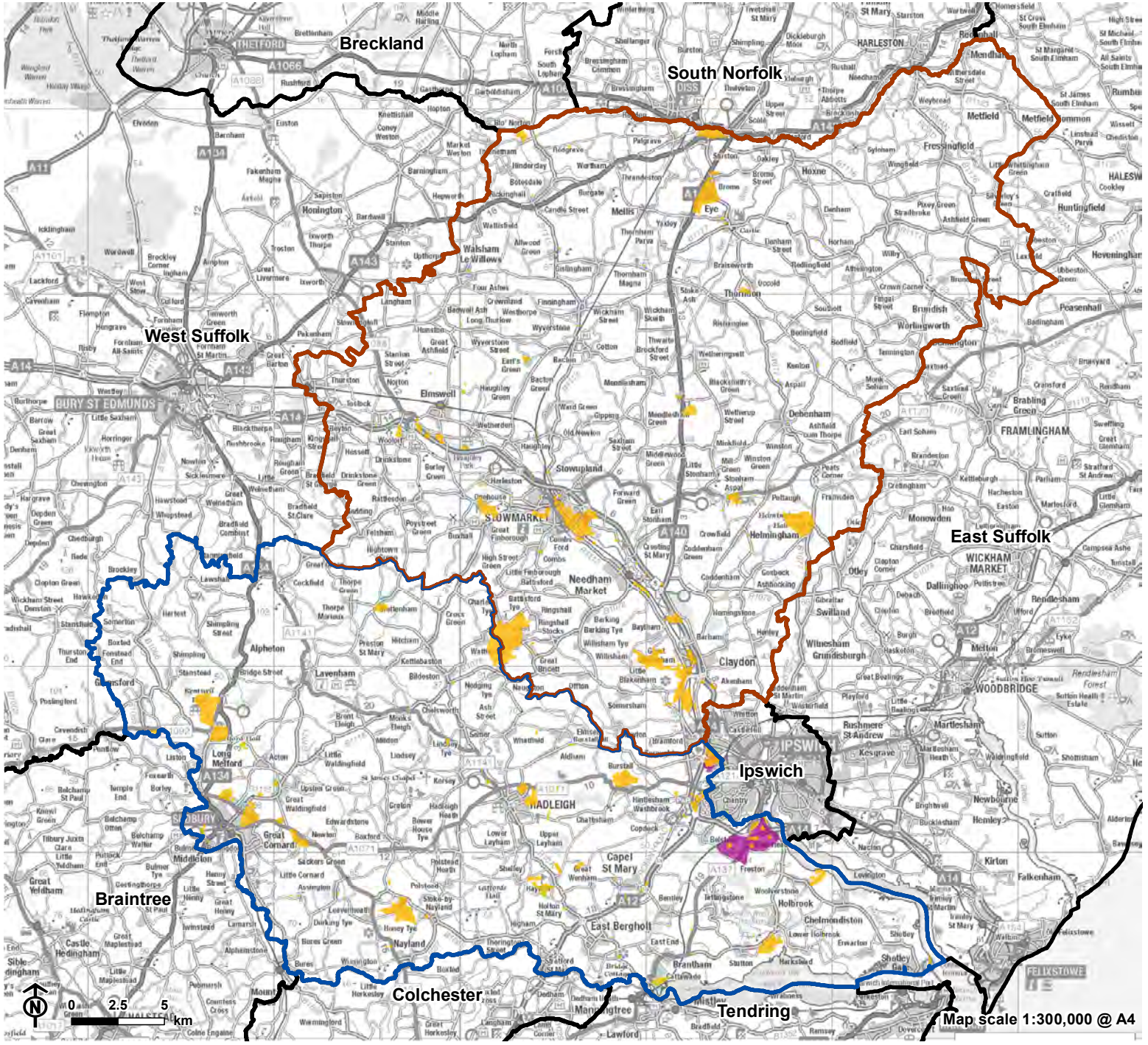
B.83 BMSDC have been collecting data on shop occupancy and vacancy rates in their key towns and service centres for some years. The results are set out in the below table and shows highest vacancy rates to be in Needham Market, followed by Sudbury.

[62] BMSDC (n.d.) Enterprise Zones: https://www.babergh.gov.uk/business/economic-development/space-to-innovate-enterprise-zones/.
[63] BMSDC (n.d.) Open for Business Strategy: Where and how do the District Councils make a difference: https://www.babergh.gov.uk/assets/Economic-Development/OpenForBusiness-Strategy-with-links.pdf.

Table B.9: Town centre vacancy rates

Town Centres	No. of Shops			Floorspace (m^2)		
	Total	Vacant	% Vacant	Total	Vacant	% Vacant
Sudbury (2019)	260	19	7.31%	42,899	2,996	6.98%
Hadleigh (2019)	114	5	4.39%	23,129.5	438	1.89%
Stowmarket (2019)	47	0	0%	8,117.7	112	0%
Needham Market (2019)	79	8	10.13%	8,117.7	112	0%

Figure B.4: Employment Areas and Enterprise Zones



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CB:KS EB:Stenson_K LUC FIGB_4_10920_Employment_and_Enterprise_r0_A4L 11/06/2020
Source: Babergh and Mid Suffolk District Council

Transport, Air Quality and Noise

Policy context

International

B.84 The Trans-European Networks (TEN)[64]: Created by the European Union by Articles 154-156 of the Treaty of Rome (1957), with the stated goals of the creation of an internal market and the reinforcement of economic and social cohesion. These include the Trans-European Transport Networks (TEN-T), which includes High Speed 1, and the Trans-European Telecommunications Networks (eTEN).

B.85 European Air Quality Framework Directive (1996) and Air Quality Directive (2008)[65]: Put in place measures for the avoidance, prevention, and reduction in harmful effects to human health and the environment associated with ambient air pollution and establish legally binding limits for the most common and harmful sources of air pollution.

National

B.86 National Planning Policy Framework (NPPF)[66]: Encourages local planning authorities to consider transport issues from the earliest stages of plan making so that: opportunities to promote sustainable transport are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified and assessed; and opportunities from existing or proposed transport infrastructure and changing transport technology and usage are realised. The framework also states that the planning system should actively manage growth patterns in support of these objectives.

B.87 National Planning Practice Guidance (PPG)[67]: Reiterates the requirement for local planning authorities to undertake an assessment of the transport implications of reviewing their Local Plan.

B.88 The Air Quality Strategy for England, Scotland, Wales and Northern Ireland[68]: Sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. The objectives of the Strategy are to:

- Further improve air quality in the UK from today and long term.
- Provide benefits to health quality of life and the environment.

B.89 Department for Transport, The Road to Zero (2018)[69]: Sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved. One of the main aims of the document is for all new cars and vans to be effectively zero emission by 2040.

B.90 Department for Transport, Road Investment Strategy 2: 2020-2025[70]: The second Road Investment Strategy sets a long-term strategic vision for the network. It specifies the performance standards Highways England must meet, lists planned enhancement schemes expected to be built and states the funding that will be made available by the DfT during the second Road Period, which covers 2020/21 to 2024/25.

B.91 A Green Future: Our 25 Year Plan to Improve the Environment[71]: Sets out goals for improving the environment within the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better

[64] European Commission (2019) Trans-European Networks – Guidelines: http://www.europarl.europa.eu/ftu/pdf/en/FTU_3.5.1.pdf.
[65] European Commission (2008) Directives: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32008L0050&from=EN.
[66] Ministry of Housing, Communities & Local Government (last updated 19 June 2019) National Planning Policy Framework: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf.
[67] Ministry of Housing, Communities & Local Government (last updated 1 October 2019) Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance.
[68] Department for Environment Food and Rural Affairs (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf.
[69] Department for Transport (2018) The Road to Zero: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/739460/road-to-zero.pdf.
[70] REF
[71] HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf.

state than it is presently. Identifies six key areas around which action will be focused. The area of relevance to this chapter is: increasing resource efficiency and reducing pollution and waste. Actions that will be taken as part of this key areas are as follows:

- Increasing resource efficiency and reducing pollution and waste:
  - Reduce pollution by tackling air pollution in our Clean Air Strategy and reduce the impact of chemicals.

B.92 UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations[72]: Sets out the Government's ambition and actions for delivering a better environment and cleaner air, including £1 billion investment in ultra-low emission vehicles (ULESvs), a £290 million National Productivity Investment Fund, a £11 million Air Quality Grant Fund and £255 million Implementation Fund to help local authorities to prepare Air Quality Action Plans and improve air quality, an £89 million Green Bus Fund, £1.2 billion Cycling and Walking Investment Strategy and £100 million to help improve air quality on the National road network.

B.93 Clean Air Strategy 2019[73]: Sets out the comprehensive action that is required from across all parts of government and society to meet these goals. This will be underpinned by new England-wide powers to control major sources of air pollution, in line with the risk they pose to public health and the environment, plus new local powers to take action in areas with an air pollution problem. These will support the creation of Clean Air Zones to lower emissions from all sources of air pollution, backed up with clear enforcement mechanisms. The UK has set stringent targets to cut emissions by 2020 and 2030.

Sub-national

B.94 Suffolk's Local Transport Plan 2011-2031[74]: is a two-part plan that is currently in the process of being reviewed. The first part sets out the 20-year strategy that highlights the Council's long-term ambitions for transport and the second part is a four year implementation plan demonstrating how the Council will address the issues identified in the longer-term transport strategy.

B.95 Babergh and Mid Suffolk Infrastructure Delivery Plan (2019)[75]: This aims to consider all infrastructure needs to enable sustainable development and growth supporting residents, businesses, communities, the environment and individuals. A key objective is prioritising investment into strategic services and infrastructure. The report also considers collaboration of organisations to provide funding and the phasing of infrastructure may occur depending on the degree of growth.

B.96 Suffolk Travel Plan Guidance (2019)[76]: promotes best practice in travel planning and consistency across Suffolk in support of national and local policy requirements. The guidance provides clarity to both stakeholders and developers involved in the planning process.

B.97 Suffolk Cycling Strategy (2014-2031)[77]: Reviews Suffolk's cycling landscape, sets 6 key strategies and outlines actions to help meet these strategies to achieve proposed outcomes. The report also outlines the delivery approach and governance of the strategy.

B.98 Suffolk Walking Strategy (2015-2020)[78]: The aim of the strategy is to get more people to walk in Suffolk and walking should be a 'default' choice for journeys of 20 minutes walking time or less. The report sets out aims, actions and outcomes. The report also outlines the delivery approach and governance of the strategy.

B.99 Suffolk Rail Prospectus (n.d.)[79]: The Suffolk Rail Prospectus sets out the county's rail priorities for the next 20 years. The Prospectus seeks to improve rail services and infrastructure through a number of measures. These measures include capacity improvements, working towards shorter journey times and electrifying the line from Felixstowe through to Peterborough and

[72] Department for Environment Food and Rural Affairs and Department for Transport (2017) UK plan for tackling roadside nitrogen dioxide concentrations: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/633269/air-quality-plan-overview.pdf.
[73] DEFRA (2019) Clean Air Strategy 2019: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/770715/clean-air-strategy-2019.pdf.
[74] Suffolk County Council (2019) Suffolk Local Transport Plan: https://www.suffolk.gov.uk/roads-and-transport/transport-planning/transport-planning-strategy-and-plans/.
[75] BMSDC (2019) Infrastructure Delivery Plan (2019-2036): https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/BMSDC-IDP-July-2019-.pdf.
[76] Suffolk County Council (n.d.) Suffolk Travel Plan Guidance: https://www.suffolk.gov.uk/assets/Roads-and-transport/public-transport-and-transport-planning/Local-Links/26444-Suffolk-Travel-Plan-Guidance-V5-Web-Version-LR.pdf.
[77] Suffolk County Council (2014) Suffolk Cycling Strategy (2014-2031): https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/20140619-Cycling-Strategy-booklet.pdf.
[78] Suffolk County Council Suffolk Walking Strategy (2015) Active for Life: Suffolk Walking Strategy 2015-2020: https://www.healthysuffolk.org.uk/uploads/Suffolk's_Walking_Strategy.pdf.
[79] Suffolk County Council (n.d.) Suffolk Rail Prospectus: https://www.suffolk.gov.uk/assets/Roads-and-transport/public-transport-and-transport-planning/Suffolk-Rail-Prospectus.pdf.

onto Birmingham to improve freight and passenger services. There is also a focus on working towards a fast and frequent rail service that connects the key centres of growth in the region, specifically Ipswich, Cambridge and Norwich.

Current baseline

B.100 The transport network of Babergh and Mid Suffolk is shown in **Figure B.7**.

Road network

B.101 The key components of the road network of Babergh and Mid Suffolk are:

- The A14, which is an important corridor for moving goods as it connects the port of Felixstowe with the Midlands and the A1, via Ipswich, Bury St Edmunds, Cambridge, and Huntingdon. Stowmarket and Needham Market are located just to the south of this route, which acts as a bypass to these two towns.
- The A12, which connects London with Chelmsford, Colchester and Ipswich and on to the coastal towns of Lowestoft and Great Yarmouth. The A12 passes through the south eastern part of Babergh but does not connect into any of the market towns in the District.
- The A140, which connects the A14 just north of Ipswich with Norwich via Diss. Eye is located just to the east of this route.
- The A134, which connects Colchester and Braintree (the latter via the A131) with Bury St Edmunds, via Sudbury.

B.102 Hadleigh does not lie on the strategic road network, although it is on the A1071, which links Sudbury with Ipswich, and the A1141 to Bury St Edmunds. In addition, the A1120 links Stowmarket and Needham Market with the A12 to the east as a cross-country route rather than going via the A14 around Ipswich.

B.103 The remainder of the road network in the two Districts comprises primarily B roads and rural roads.

Traffic growth and road projects

B.104 A recent modelling report[80] tested the Council's core set of development assumptions across the District made in the Local Plan. The modelling shows future traffic growth for 2026 and 2036, as a result of changing patterns of travel behaviour and predicting future traffic impacts. The growth assumptions for the modelling consider population growth and specific development locations, as well as car ownership and relative vehicle operating costs.

B.105 The results show that whilst many junctions may be close to or exceed capacity in 2026 and 2036, there are also many parts of the network that will operate well within their theoretical capacity. For junctions where the volume to capacity (V/C) is shown to approach or exceed operational capacity, the individual development proposals assessed within the model would, as part of their planning applications, need to consider additional measures to help mitigate any impact.

B.106 In Babergh District and to the south-west of Ipswich, the Beagle roundabout (A1071/B1113/Swan Hill) is shown to have overall capacity issues, with multiple arms over-capacity in both 2026 and 2036. The A1071/Hadleigh Road signalised junction is highlighted as having capacity issues in both forecast years. Sudbury is shown to generally operate within capacity within the town itself in both forecast years. However, the southern A131 approach to/from Sudbury and A134/A1071 junction shows capacity issues in both forecast years, going over capacity in 2036. Brantham is shown to have capacity issues in both forecast years, with the A137 over capacity in both forecast years.

B.107 In Mid Suffolk District, the A140 corridor is shown to have capacity issues at multiple locations including the A140/A1120 staggered crossroads and A140/Workhouse Road/Stoke Road junction. Stowmarket is shown to generally operate within capacity in both forecast years, though isolated link approaches to Gipping Way and Ipswich Road are shown to have capacity issues in both forecast years.

B.108 The highway schemes outlined below are due to be in place in BMSDC by 2026 and 2036, which will help reduce congestion across both Districts:

[80] WSP (2020) Ipswich Strategic Planning Area Local Plan Modelling: https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Transport-Modelling/2020/200115-ISPA-MR7-SCC-Hwy-Results-Report.pdf.

- **Chilton Woods access road:** access road between A134 Springlands Way (new roundabout) and Acton Lane (new priority junction).
- **A1071/Swan Hill roundabout:** capacity improvements.
- **A1071/Hadleigh Road signals:** capacity improvements.
- **A1071/Poplar Lane:** signalisation as part of access arrangements for Wolsey Grange.
- **A1214 London Road:** new signalised junction part of access arrangements for Wolsey Grange.
- **A140 Eye Airfield:** roundabout improvements.

B.109 A number of consultation responses received in response to the SA Scoping Report consulted on between March and April 2020 also raised concern over HGV movements in rural locations, particularly around Eye and Stradbroke primarily in relation to the poultry sector.

Public transport network

B.110 Public transport is limited in the Districts. However, there are buses and trains that operate. Suffolk County Council has a bus and train network map which shows all possible routes[81].

B.111 In Babergh, trains go from Sudbury out of the District to Marks Tey. Marks Tey railway station is on the Great Eastern Main Line and is a junction for the Sudbury Branch Line to Sudbury. You can change at Marks Tey to go to London Liverpool Street. Trains can also be taken from Ipswich railway station into London Liverpool Street.

B.112 In Mid Suffolk, trains go from Ipswich to Needham Market, Stowmarket, Elmswell, Thurston and Diss, and on to either Norwich or Bury St Edmunds and Cambridge. Direct trains to London are limited to Stowmarket only.

B.113 There are also bus services which provide a range of routes and connect the main towns, villages and centres within the Districts. However, these services are often irregular and limited[82].

B.114 The Councils support a "Connecting Communities" initiative that collects residents from their homes and connects them with appropriate bus or train services[83].

Commuting patterns and travel behaviour

B.115 The Districts' residents rely heavily on cars to get around and access employment, education, amenities and services, partly as a result of living in more isolated rural areas. There are many different commuting routes within the Districts and individuals commute in and out of the Districts from surrounding areas.

B.116 Many residents that live in Mid Suffolk commute into Ipswich. Residents from all over Babergh and Mid Suffolk, including Ipswich Town commute, into London[84].

B.117 As set out in **Figure B.5**, around 11,622 individuals commute into Babergh District, whilst 18,162 commute out of the District. Therefore, overall, there are 6,540 less people in Babergh District as a result of commuting[85]. The commuting figures show the strong relationship that Babergh has with Ipswich in particular, both for commuting inwards and outwards.

B.118 According to **Figure B.6**, Mid Suffolk is similar with 13,961 individuals commuting into the District and 20,834 commuting out of the District. Overall, there are 6,873 less individuals in Mid Suffolk District as a result of commuting[86]. Mid Suffolk also has a strong relationship with Ipswich, but the District to which most people commute is West Suffolk (which contains Bury St Edmunds).

B.119 Whilst there is commuting between Babergh and Mid Suffolk, the overall numbers of journeys are not as high as they are between the two Districts and Ipswich and West Suffolk.

[81] Suffolk County Council (2020) Public Transport Map: https://www.suffolkonboard.com/buses/timetables/.
[82] Suffolk County Council (2020) Bus timetables: https://www.suffolkonboard.com/buses/timetables.
[83] Suffolk County Council (2020) Connecting Communities: https://communities.suffolkonboard.com/my-area/mid-suffolk/.
[84] DataShine Commute (2011): https://commute.datashine.org.uk/#mode=train&direction=both&msoa=E02004447&zoom=11&lon=0.8279&lat=52.0588.
[85] NOMIS (2011) Location of usual residence and place of work by sex: https://www.nomisweb.co.uk/census/2011/wu01uk/chart.
[86] NOMIS (2011) Location of usual residence and place of work by sex: https://www.nomisweb.co.uk/census/2011/wu01uk/chart.

Figure B.5: Location of usual residence and place of work in Babergh[87]

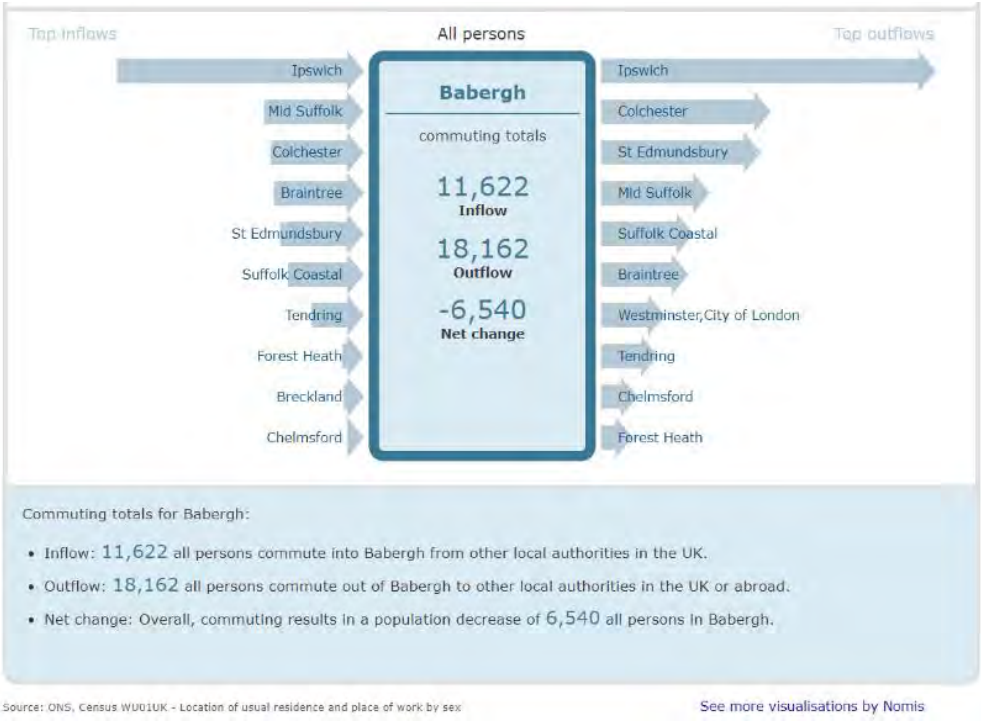
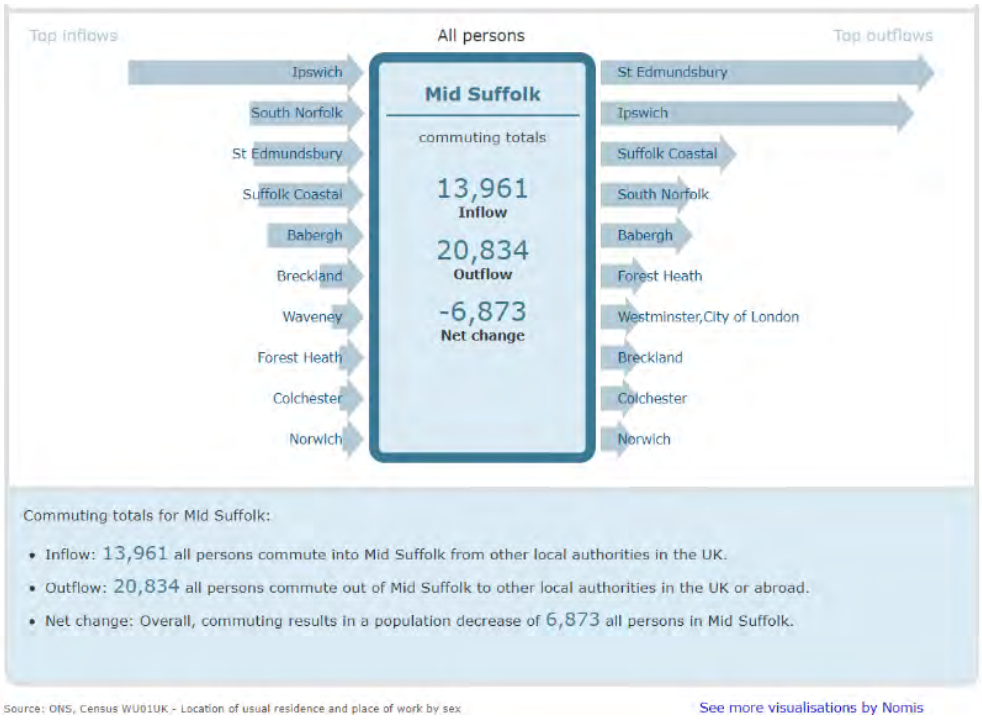


Figure B.6: Location of usual residence and place of work in Mid Suffolk[88]



[87] NOMIS (2011) Location of usual residence and place of work by sex: https://www.nomisweb.co.uk/census/2011/wu01uk/chart.
[88] NOMIS (2011) Location of usual residence and place of work by sex: https://www.nomisweb.co.uk/census/2011/wu01uk/chart.

Air quality and noise

Air quality

B.120 Industrial activity in the Districts has very few large industrial processes and is therefore light in nature meaning it has relatively little impact on air quality. In 2018, there were no new sources of significant industrial emissions in the Districts and a number of small planning applications were assessed for air quality purposes.

B.121 The most significant source of air pollution is from transport. Air quality is tested annually throughout the Districts. The main pollutant of concern is Nitrogen Dioxide which comes from road traffic emissions and monitoring has been conducted to measure concentrations.

B.122 In Babergh District, results found that Cross Street, Sudbury had concentrations of Nitrogen Dioxide that are higher than the health based annual mean Air Quality Objective. As a result, an Air Quality Management Area (AQMA) was designated in 2008 in this area. In 2018, the three monitoring locations in the AQMA exceeded the Objective for the last 5 years. The main roads within the Districts (A12, A14 and A140) and the railway between London and Norwich have not been found to have significant poor air quality.

B.123 Due to the high levels of Nitrogen Dioxide in Cross Street, an Air Quality Action Plan has been produced which will help reduce the concentration of Nitrogen Dioxide. There are two parking bays along the street which allow vehicles to park and when either bay is occupied cars have to slow down to allow cars to pass on the other side and often a queue builds up. Queuing and accelerating lead to an increase in concentrations of Nitrogen Dioxide. Babergh District has been working with Suffolk County Council Highways Department to pursue experimental removal of on-street parking bays and was predicted to start in early 2020.In Mid Suffolk, monitoring has not historically shown exceedances of the Objective at exposure locations, (e.g. schools, hospitals, care homes and residential properties) and there are no designated AQMAs.

B.124 AQMAs are also present in neighbouring authorities:

- West Suffolk Council:
  - Newmarket AQMA – The designated area incorporates Old Station Road from the Clock Tower roundabout to the junction with Rous Road, Newmarket, Suffolk.
  - Great Barton AQMA – The designated area incorporates Gatehouse Cottage and 1 to 8 The Street (A143), in the Parish of Great Barton, Suffolk.
  - Sicklesmere Road, Bury St Edmunds AQMA: The designated area incorporates 2 and 7 Sicklesmere Road and 28 Southgate House, Rougham Road, in the Parish of Bury St Edmunds (Southgate Ward)
- Colchester Borough Council:
  - Area 1 - Central Corridors - High St Colchester, Head St, North Hill, Queen St, St Botolphs St, St Botolphs Circus, Osbourne St, Magdalen St, Military Rd, Mersey Rd, Brook St, East St and St Johns Street.
  - Area 2 - East Street and the adjoining lower end of Ipswich Road – East Street and Ipswich Road.
  - Area 4 - Lucy Lane North, Stanway – Lucy Lane North, Stansway.
- East Suffolk Council:
  - AQMA Order No. 1 2006 – Woodbridge – Properties on the Western side of the thoroughfare and Melton Hill arm of the junction with Lime Kiln Quay Road, in Woodbridge, Suffolk.
  - The Suffolk Coastal District Council Air Quality Management Area No 3 – The designated area incorporates the four properties situated within 1-5 Long Row, Main Road, in Stratford St Andrew, Suffolk.
- Ipswich Borough Council:
  - Ipswich AQMA No.1 – An area encompassing the land in and around the junction of Norwich Road, Chevallier Street and Valley Road, extending along Chevallier Street to beyond the junction with Waterloo Road.

- Ipswich AQMA No.2 – An area from the junction with Peel Street, extending along Crown Street, St Margarets Street and St Helens Street to the junction with Palmerston Road, and from St Margarets Street extending up Woodbridge Road to just beyond the junction with Argyle Street.
- Ipswich AQMA No.3 – An area following the route of the Star Lane / Key Street / College Street gyratory clockwise from the junction with Lower Orwell Street, extending along Star Lane, Grimwade Street, Fore Street, Salthouse Street, Key Street and College Street, terminating at the junction with Bridge Street.
- Ipswich AQMA No.4 – Incorporating the Bramford Road/Yarmouth Road/Chevallier Street junction and part of Chevallier Street.
- Ipswich AQMA No.5 – An area incorporating the land in or around St. Matthews Street / Norwich Road between the Civic Drive roundabout and Bramford Road.

B.125 It is recognised that air quality does not respect administrative or political boundaries and that there is potential for the occurrence of cross boundary impacts on neighbouring AQMAs. Development in BMSDC is likely to impact the AQMAs present in neighbouring authorities as a result of traffic growth, particularly the ones located within close proximity to BMSDC, such as Bury St Edmunds and Great Barton in West Suffolk, and the five AQMAs present within Ipswich – all of which have been designated as a result of Nitrogen Dioxide levels. Development in BMSDC is especially likely to impact the Ipswich AQMAs because a large number of people commute to/from Ipswich in Babergh and Mid Suffolk Districts.

B.126 Figure B.8 to **Figure B.10** show air quality in the two Districts and surrounding areas, and where AQMAs have been designated for Nitrogen Dioxide pollution. These clearly show that air pollution follows the main road transport corridors, with concentrations in the urban areas, even though pollution thresholds are not exceeded in most locations.

Noise

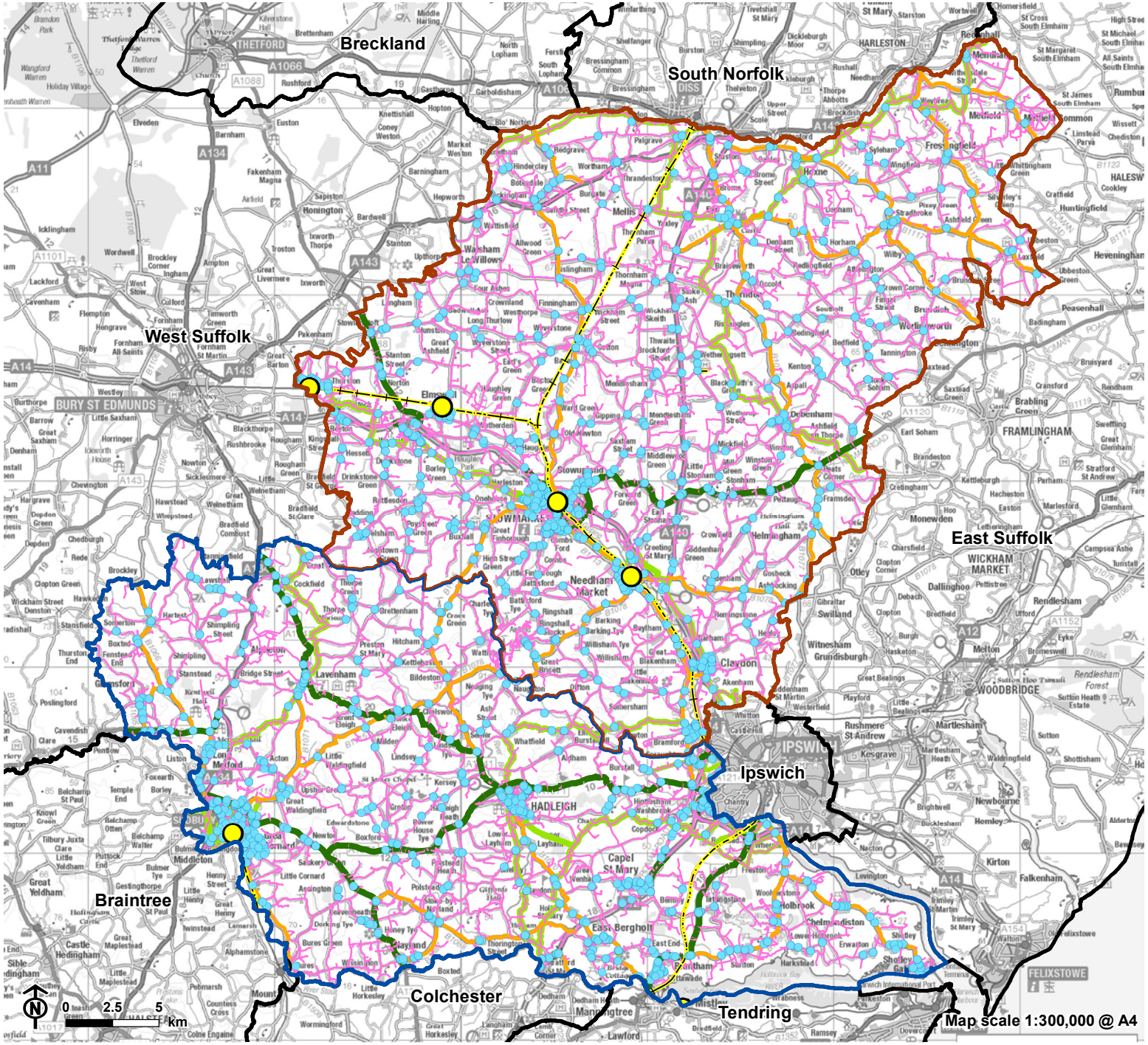
B.127 Noise is a common problem arising from transport, and studies have shown it can have major negative direct and indirect effects on health and well-being, on quality of life and on wildlife. Exposure to noise can increase stress levels, disrupt communications and disturb sleep. There is scope for transport's noise emissions to be reduced, by cutting the number of cars on the road, low-noise road surfacing, noise barriers, and many other measures.

B.128 Noise pollution is not a major issue in Babergh and Mid Suffolk, and again tends to be associated with the main transport corridors as shown in **Figure B.11**.

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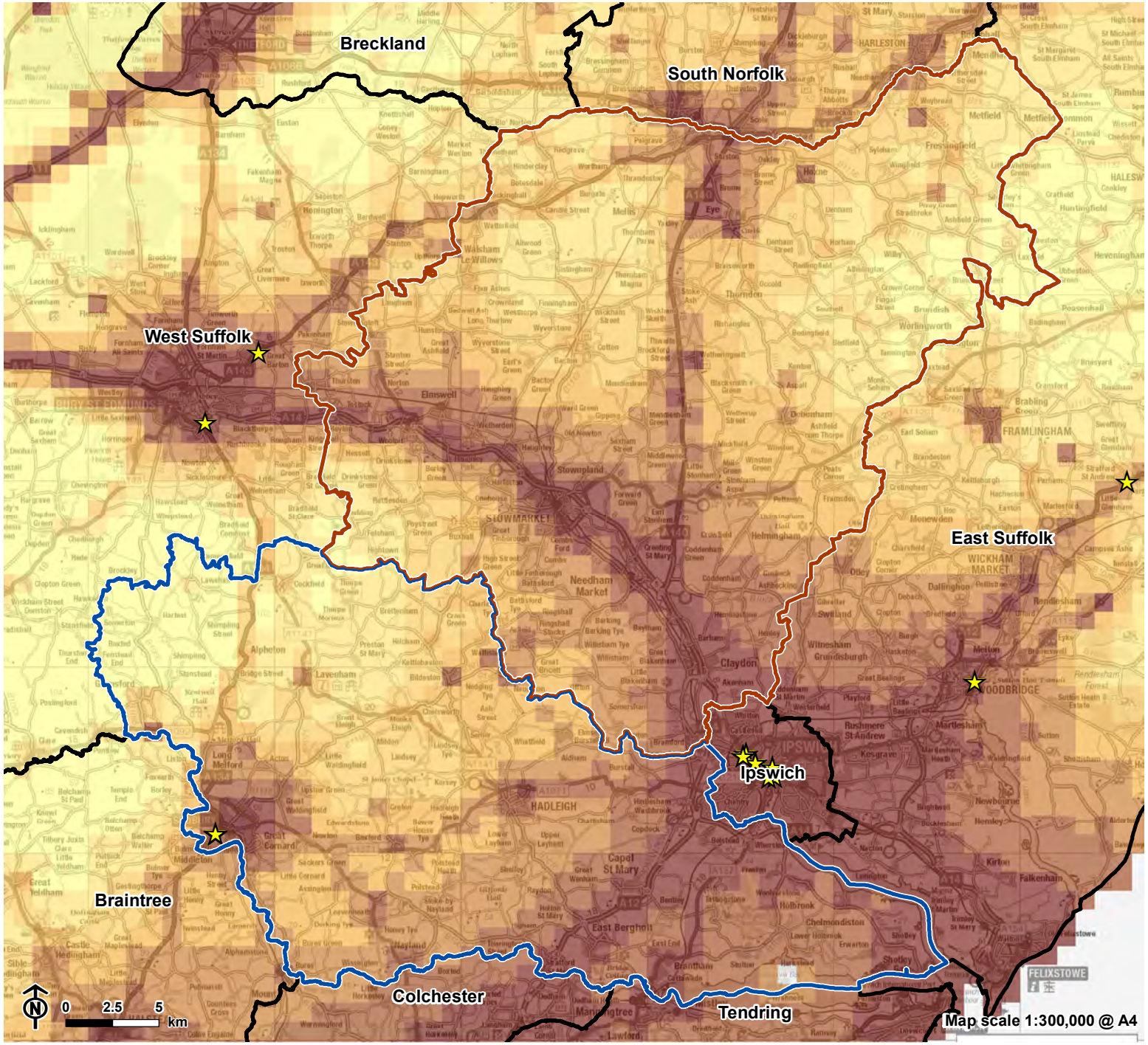
Figure B.7: Transport Network



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CB:KS EB:Stenson_K LUC FIGB_7_10920_Transport_Network_r0_A4L 04/09/2020
Source: Naptan, BMSDC, Sustrans

Figure B.8: Air Quality: NO2



*Notes:
European Directive annual mean not to exceed 40 µg/m³. Estimated 2018 background air pollution maps (base year 2017). Total annual mean concentrations based on 1 km x 1 km grid squares are provided.

NO2 concentration is displayed using quantile classification. Each class contains an equal number of features.

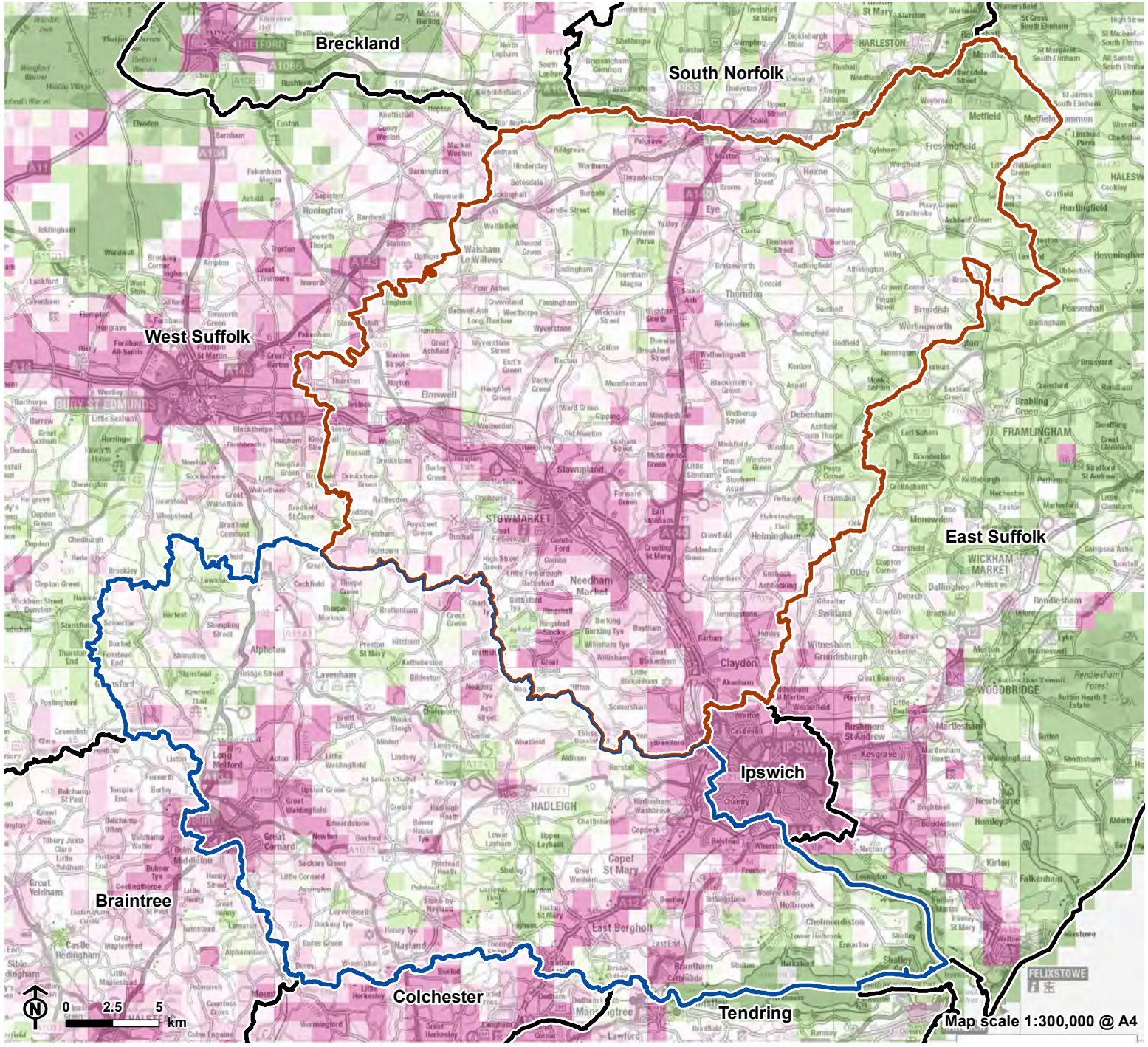
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CB:KS EB:Stenson_K LUC FIGB_8_10920_Air_Quality_NO2_r0_A4L 22/10/2020
Source: DEFRA

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Figure B.9: Air Quality: PM 2.5



*Notes:
PM2.5 concentrations in gravimetric units. European Directive annual mean not to exceed 25 µg/m³. Estimated 2018 background air pollution maps (base year 2017). Total annual mean concentrations based on 1 km x 1 km grid squares are provided.

PM2.5 concentration is displayed using quantile classification. Each class contains an equal number of features.

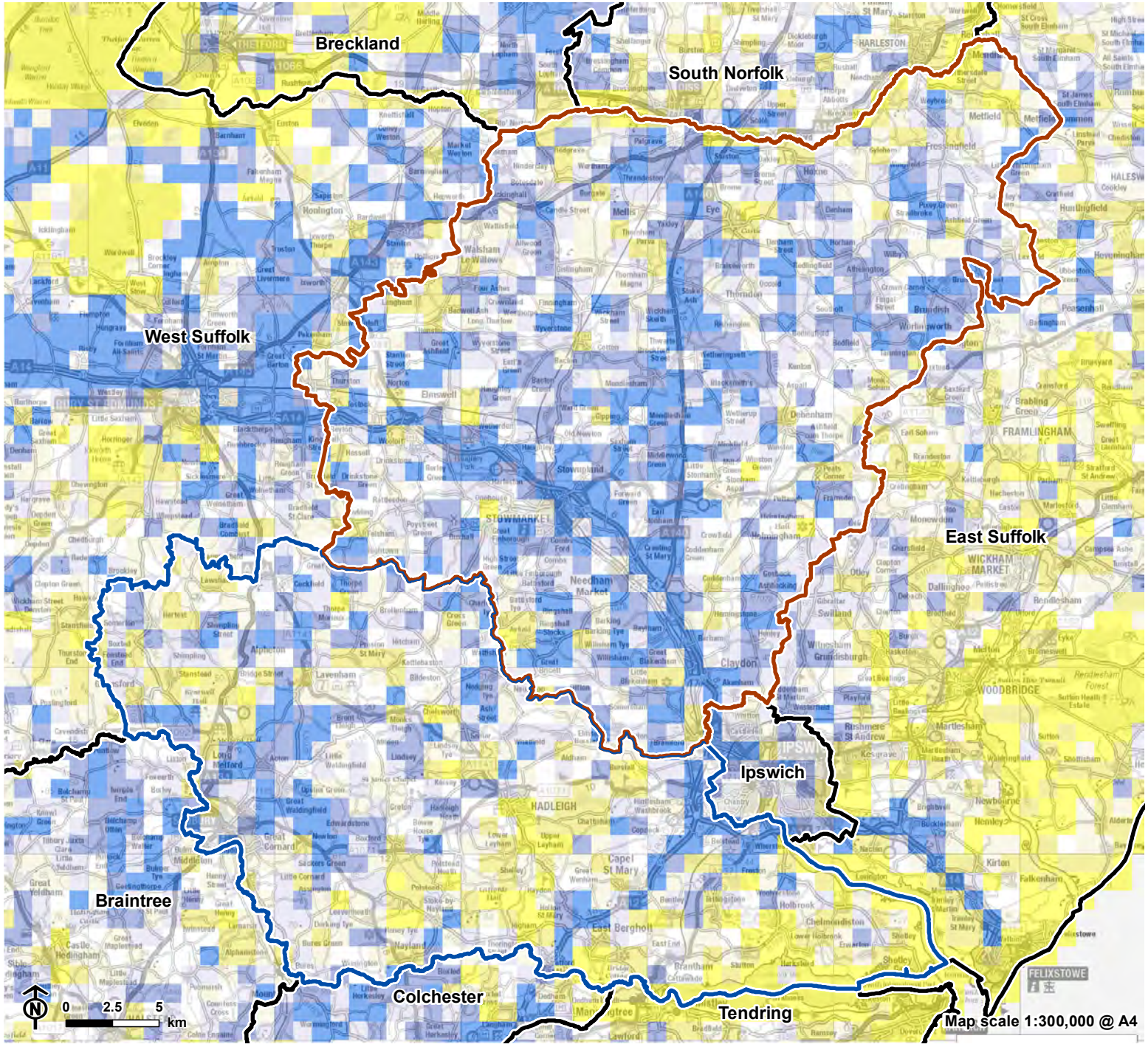
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CB:KS EB:Stenson_K LUC FIGB_9_10920_Air_Quality_PM2_5_r0_A4L 11/06/2020
Source: DEFRA

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Figure B.10: Air Quality: PM10



*Notes:
PM10 concentrations in gravimetric units. European Directive annual mean not to exceed 40 µg/m³. Estimated 2018 background air pollution maps (base year 2017). Total annual mean concentrations based on 1 km x 1 km grid squares are provided.

PM10 concentration is displayed using quantile classification. Each class contains an equal number of features.

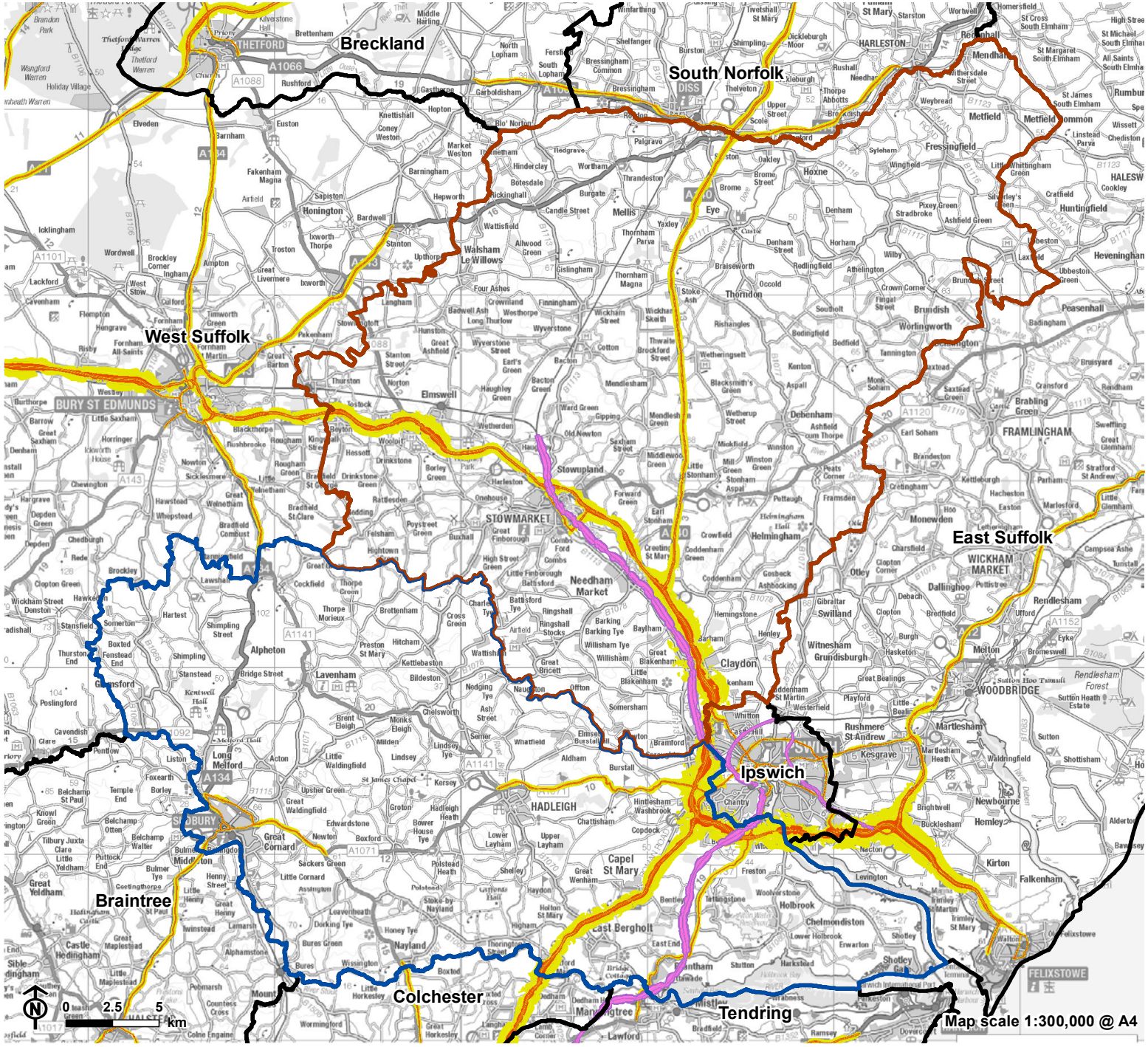
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CB:KS EB:Stenson_K LUC FIGB_10_10920_Air_Quality_PM10_r0_A4L 11/06/2020
Source: DEFRA

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Figure B.11: Noise Pollution



Babergh District
Mid Suffolk District
Neighbouring local authority

Road noise

A-weighted equivalent continuous sound level daytime - 16 hour (0700-2300) exceeding 59.9dB

A-weighted equivalent continuous sound level at night (2300-0700) exceeding 54.9dB

Rail noise

A-weighted equivalent continuous sound level daytime - 16 hour (0700-2300) exceeding 59.9dB

A-weighted equivalent continuous sound level at night (2300-0700) exceeding 54.9dB

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CB:KS EB:Stenson_K LUC FIGB_11_10920_Noise_Pollution_r0_A4L 11/06/2020
Source: DEFRA

Land and Water Resources

Policy context

International

B.129 European Nitrates Directive (1991)[89]: Identifies nitrate vulnerability zones and puts in place measures to reduce water pollution caused by the introduction of nitrates.

B.130 European Urban Waste Water Directive (1991)[90]: Protects the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.

B.131 European Drinking Water Directive (1998)[91]: Protects human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.

B.132 European Landfill Directive (1999)[92]: Prevents and reduces the negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.

B.133 European Water Framework Directive (2000)[93]: Protects inland surface waters, transitional waters, coastal waters and groundwater, and requires all member states to achieve "good ecological status" or "good ecological potential" by 2027, and for no waterbodies to experience deterioration in status. Under the obligations of this Directive, River Basin Management Plans (RBMPs) are prepared. The environmental objectives of the Water Framework Directive are:

- To prevent deterioration of the status of surface waters and groundwater.
- To achieve objectives and standards for protected areas.
- To aim to achieve good status for all water bodies or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status.
- To reverse any significant and sustained upward trends in pollutant concentrations in groundwater.
- The cessation of discharges, emissions and losses of priority hazardous substances into surface waters.
- Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants.

B.134 European Waste Framework Directive (2008)[94]: Sets out the waste hierarchy requiring the reduction of waste production and its harmfulness, the recovery of waste by means of recycling, re-use or reclamation and final disposal that does not harm the environment, including human health.

B.135 European Industrial Emission Directive (2010)[95]: Lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.

National

B.136 National Planning Policy Framework (NPPF)[96]: sets out the following:

- The planning system should protect and enhance soils in a manner commensurate with their statutory status or quality identified in the development plan.

[89] European Commission (1991) European Nitrates Directive: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31991L0676&from=EN.
[90] European Commission (1991) European Urban Waste Water Directive: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31991L0271&from=EN.
[91] European Commission (1998) European Drinking Water Directive: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31998L0083&from=EN.
[92] REF.
[93] European Commission (2000) European Water Framework Directive: https://eur-lex.europa.eu/resource.html?uri=cellar:5c835afb-2ec6-4577-bdf8-756d3d694eeb.0004.02/DOC_1&format=PDF.
[94] European Commission (2008) European Waste Framework Directive: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32008L0098&from=EN.
[95] European Commission (2010) European Industrial Emission Directive: https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2010:334:0017:0119:en:PDF
[96] Ministry of Housing, Communities & Local Government (last updated 19 June 2019) National Planning Policy Framework: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf.

- New and existing development should be prevented from contributing to, being put at an unacceptable risk from, or being adversely affected by, soil, air, water or noise pollution or land instability.
- Despoiled, degraded, derelict, contaminated and unstable land should be remediated and mitigated where appropriate.
- The reuse of previously developed land is encouraged where suitable opportunities exist.
- Plans should take a proactive approach to mitigating and adapting to climate change and ensuring resilience to climate change impacts, and new development should avoid increased vulnerability to the impacts of climate change.

B.137 National Planning Practice Guidance (PPG)[97]: Requires local planning authorities to demonstrate every effort has been made to prioritise the use of poorer quality agricultural land for development where it has been demonstrated that significant development is required on agricultural land. It also requires that plan making considers, among other issues: identifying suitable sites for new or enhanced water infrastructure; assessing whether new development is appropriate near to sites used for water infrastructure; and the phasing of new development so that such infrastructure will be in place when and where needed. The impact of water infrastructure on sites designated for biodiversity should also be considered.

B.138 Waste Management Plan for England[98]: Provides an analysis on the current waste management situation in England and evaluates how it will support implementation of the objectives and provisions of the revised Water Framework Directive.

B.139 National Planning Policy for Waste (NPPW)[99]: Identifies key planning objectives, requiring planning authorities to:

- Help deliver sustainable development through driving waste management up the waste hierarchy.
- Ensure waste management is considered alongside other spatial planning concerns.
- Provide a framework in which communities take more responsibility for their own waste.
- Help secure the recovery or disposal of waste without endangering human health and without harming the environment.
- Ensure the design and layout of new development supports sustainable waste management.

B.140 A Green Future: Our 25 Year Plan to Improve the Environment[100]: Sets out goals for improving the environment within the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. It identifies six key areas around which action will be focused. Those of relevance to this chapter are: using and managing land sustainably; and securing clean, healthy, productive and biologically diverse seas and oceans. Actions that will be taken as part of these two key areas are as follows:

- Using and managing land sustainably:
  - Improve the way we manage and incentivise land management, including designing and delivering a new environmental land management system.
  - Improve soil health and restore and protect peatlands – this will include developing a soil health index and ending the use of peat in horticulture.
- Securing clean, healthy, productive and biologically diverse seas and oceans:
  - Achieve good environmental status of our seas while allowing marine industries to thrive and complete our ecologically coherent network of well-managed marine protected areas (MPAs).

B.141 Safeguarding our Soils – A Strategy for England[101]: Sets out how England's soils will be managed sustainably. It highlights those areas which Defra will prioritise and focus attention on in tackling degradation threats, including: better

[97] Ministry of Housing, Communities & Local Government (last updated 1 October 2019) Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance.
[98] Department for Environment, Food and Rural Affairs (2013) Waste management plan for England: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf.
[99] Department for Communities and Local Government (2014) National Planning Policy for Waste: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf.
[100] HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf.
[101] Department for Environment, Food and Rural Affairs (2009) Safeguarding our Soils: A Strategy for England: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69261/pb13297-soil-strategy-090910.pdf.

protection for agricultural soils; protecting and enhancing stores of soil carbon; building the resilience of soils to a changing climate; preventing soil pollution; effective soil protection during construction and; dealing with contaminated land.

B.142 Water White Paper[102]: Sets out the Government's vision for the water sector including proposals on protecting water resources and reforming the water supply industry. It states outlines the measures that will be taken to tackle issues such as poorly performing ecosystem, and the combined impacts of climate change and population growth on stressed water resources.

B.143 Water for Life White Paper[103]: Sets out how to build resilience in the water sector. Objectives of the White Paper are to:

- Paint a clear vision of the future and create the conditions which enable the water sector and water users to prepare for it.
- Deliver benefits across society through an ambitious agenda for improving water quality, working with local communities to make early improvements in the health of our rivers by reducing pollution and tackling unsustainable abstraction.
- Keep short- and longer-term affordability for customers at the centre of decision making in the water sector.
- Protect the interest of taxpayers in the policy decisions that we take.
- Ensure a stable framework for the water sector which remains attractive to investors.
- Stimulate cultural change in the water sector by removing barriers to competition, fostering innovation and efficiency, and encouraging new entrants to the market to help improve the range and quality of services offered to customers and cut business costs.
- Work with water companies, regulators and other stakeholders to build understanding of the impact personal choices have on the water environment, water resources and costs.
- Set out roles and responsibilities – including where Government will take a stronger role in strategic direction setting and assessing resilience to future challenges, as well as clear expectations on the regulators.

B.144 Future Water: The Government's Water Strategy for England[104]: Sets out how the Government wants the water sector to look by 2030, providing an outline of steps which need to be taken to get there. These steps include improving the supply of water; agreeing on important new infrastructure such as reservoirs; proposals to time limit abstraction licences; and reducing leakage. The document also states that pollution to rivers will be tackled, whilst discharge from sewers will be reduced.

Sub-national

B.145 Suffolk Minerals & Waste Local Plan Submission Draft (June 2018) is yet to be adopted. The Plan contains planning policies for determining planning applications for minerals and waste development. The Plan allocates 10 sites for the extraction of sand and gravel sufficient to supply 9.300 Mt over the Plan period to the end of 2036. The Plan also has policies to maintain a landbank of permitted reserves of at least 7 years based upon the average of the last 10 years' sales.

B.146 Waste Core Strategy including Development Management Policies (March 2011)[105]: The Waste Core Strategy forms part of the Suffolk Minerals & Waste Development Framework. The Waste Core Strategy contains the adopted and existing waste planning policy for Suffolk. Proposals are made for sites suitable for the development of Strategic Residual Waste Treatment Facilities and Non Hazardous Landfill.

B.147 Minerals Core Strategy (September 2008)[106]: The Minerals Core Strategy forms part of the Suffolk Minerals & Waste Development Framework. The Minerals Core Strategy establishes the framework for all other Mineral Development Plan Documents (DPDs), which must conform to its principles. It is intended to cover the period up to the end of 2021 in line with the emerging East of England Plan. The Minerals Core Strategy sets out the key elements of the minerals planning framework for the county based on an agreed vision followed by aims and strategic objectives.

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[102] Department for Environment, Food and Rural Affairs (2012) The Water White Paper: https://publications.parliament.uk/pa/cm201213/cmselect/cmenvfru/374/374.pdf.
[103] Department for Environment, Food and Rural Affairs (2011) Water for Life: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228861/8230.pdf.
[104] HM Government (2008) Future Water: The Government's water strategy for England: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69346/pb13562-future-water-080204.pdf.
[105] Suffolk County Council (March 2011) Waste Core Strategy including Development Management Policies: https://www.suffolk.gov.uk/assets/planning-waste-and-environment/Minerals-and-Waste-Policy/Waste-Core-Strategy-2011.pdf.
[106] Suffolk County Council (September 2008) Minerals Core Strategy Adopted Version: https://www.suffolk.gov.uk/assets/planning-waste-and-environment/Minerals-and-Waste-Policy/Minerals-Core-Strategy-Adopted-Version.pdf.

B.148 Part 1: Anglian river basin district: River basin management plan (December 2015)[107]: Under the obligations of the European Water Framework Directive (WFD) (2000), River Basin Management Plans (RBMPs) are prepared. The RBMP for the Anglian River Basin District sets out the current state of the water environment, pressures affecting the water environment, environmental objectives for protecting and improving the waters, a programme of measures and actions needed to achieve the objectives and progress since the 2009 plan. The default objective is good status and as follows:

- 'x' status by 2015: 2015 status matches the predicted future status or potential. Here the predicted future status has already been achieved and no further improvement in status is expected. The main environmental objective is to prevent deterioration in status between 2015 and 2021.
- 'x' status by 2021: there is confidence that, as a result of the programme of measures, the water body will improve from its 2015 status or potential to achieve the predicted future status by 2021.
- 'x' status by 2027: the deadline for achieving the status or potential has been extended to 2027. Where the time extension is due to ecological or groundwater recovery time, there is confidence that the measures needed to achieve the improvement in status are already in place or will be in place by 2021. Where the time extension is due to practical constraints delaying implementation of the measures, there is confidence the process of implementing the measures will begin before 2021. For the remaining objectives with a 2027 date, there is currently not enough confidence that the improvement in status can be achieved by an earlier date.
- 'x' status by 2040 or 'x' status by 2050 or 'x' status by 2060: the deadlines for achieving the planned status or potential have only been extended beyond 2027 where either ecological recovery time or groundwater recovery time will delay the achieving of the planned status. In these cases, there is confidence that the measures needed to achieve the improvement in status are already in place or will be in place by 2021.

B.149 Ongoing measures to help prevent deterioration and protect the water environment are as follows:

- Physical changes such as widening, deepening and straightening rivers, estuaries and coasts help to meet the needs of society and the economy.
- Reducing the impact of pollution from waste water to provide benefits and help support a wide range of water uses that society values.
- Managing pollution from towns, cities and transport to prevent or stop pollution.
- Preventing changes to natural flow and levels of water to ensure there is enough good quality water for a healthier water environment.
- Managing invasive non-native species through biosecurity (measures which reduce the risk of spreading diseases and invasive non-native plants and animals) and promoting the 'Check, Clean Dy' and 'Be Plantwise' campaigns.
- Manage pollution from rural areas to help reap the benefits of a healthy water environment.

B.150 Babergh District Council Contaminated Land Strategy (2009)[108]: Provides the strategy that the Council will use to take action to prevent harm from occurring, as well as the strategy for inspecting contaminated land in the District and how the Council will manage the information generated to ensure the polluter pays.

B.151 Mid Suffolk District Council Statutory Contaminated Land Strategy (2006)[109]: The report details the contaminated land strategy including a description of the Mid Suffolk area and how particular characteristics may impact on inspection strategy. It also explains the strategy for the identification of contaminated sites and how sites are prioritised according to risk. The report details the strategy for obtaining further information on pollutant linkages and the risk assessment process. The strategy also covers written determination, liability and enforcement.

[107] Environment Agency (2015) Part 1: Anglian river basin district: River basin management plan: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/718327/Anglian_RBD_Part_1_river_basin_management_plan.pdf.
[108] Babergh District Council (2009) Contaminated Land Strategy: https://www.babergh.gov.uk/assets/Environment/Contaminated-Land-Strategy-.pdf.
[109] Mid Suffolk District Council (2000) Statutory Contaminated Land Strategy: https://www.babergh.gov.uk/assets/Environment/Contaminated-Land-Strategy-Mid-Suffolk.pdf.

B.152 Sudbury and Great Cornard Surface Water Management Plan (2019)[110]: This is a Surface Water Management Plan (SWMP) for the towns of Sudbury and Great Cornard which adheres to the four-stage approach set out in Defra's SWMP Technical Guidance Document (March 2010).

B.153 Water Resources Management Plan 2019 (2019)[111]: Every five years, Anglian Water writes a Water Resources Management Plan, which sets out how Anglian Water will manage the water supplies in their region to meet current and future needs over a minimum of 25 years. The current Plan, published in 2019, covers the period 2020-2045.

B.154 Water Recycling Long-Term Plan (2018)[112]: This is Anglian Water's long-term plan for managing the supply of water recycling services to meet the demands of a growing population. It is used to inform investment and identify key indicators for change and transform Anglian Water's 'business as usual' practices. The Plan promotes the efficient and effective use of available resources, seeks to improve the resilience of public water supplies, supports the delivery of Anglian Water's wider resilience strategy and enhances the environment by reducing abstraction in sensitive areas.

B.155 Draft South East Inshore Marine Plan (2020)[113]: This document introduces a strategic approach to planning within the inshore waters between Felixstowe, in Suffolk and near Dover, in Kent. It provides an evidence-based approach to inform decision-making by marine users and regulators on where activities might take place within the inshore marine plan area. The Plan will help to enhance and protect the marine environment and achieve sustainable economic growth, whilst respecting local communities both within and adjacent to the marine plan area. Babergh and Mid Suffolk District overlaps the South East Inshore Marine Plan area. In the case of Babergh, the overlap includes the tidal extent of the Rivers Stour and Orwell.

B.156 Anglian Water Drought Plan (2019)[114]: This Drought Plan covers the Babergh region of the plan area and has been prepared to update the Drought Plan 2014. The plan has been prepared following the Environment Agency's 'Water Company Drought Plan Guidance' (2016) and is consistent with the Anglian Water Services Water Resources Management Plan 2019. The purpose of the plan is to protect public water supplies whilst minimising any environmental impacts that may arise as a result of activities during a prolonged period of low rainfall.

B.157 Essex and Suffolk Water Drought Plan (2018)[115]: This report is Essex and Suffolk Water's (ESW) Drought Plan 2018 and covers the Suffolk supply region of the plan area. ESW's supply areas are particularly prone to drought. The report has been prepared following the Environment Agency's 'Water Company Drought Plan Guidance' (2016) and identifies how the company intends to manage a future drought and what measures are available to support supplies when levels of service are compromised.

B.158 A Multi-Sector Approach to Providing Long-Term Resilience for Regional Water Resources: Our Emerging Strategy (January 2018)[116]: Water Resources East (WRE), formed in 2014 by Anglian Water, aims to develop a more collaborative approach to water resource management planning in the East of England. Its vision is to create a fully integrated, adaptive regional water catchment that enables communities, the environment and the economy to grow and prosper. Its objectives are as follows:

1. Secure water supplies to enable sustainable housing growth.
2. Protect and enhance the environment.
3. Work through genuine multi-sector collaboration and shared decision making.
4. Find integrated, holistic solutions that address drought and flooding.

[110] BMT (2019) Sudbury and Great Cornard Surface Water Management Plan: http://www.greensuffolk.org/assets/Greenest-County/Water--Coast/Surface-Water-Management-Plans/FINALSudburyandGreatCornardSWMPv3.pdf.
[111] Anglian Water (2019) Water Resources Management Plan: https://www.anglianwater.co.uk/siteassets/household/about-us/wrmp-report-2019.pdf.
[112] Anglian Water (2018) Water Recycling Long-Term Plan: https://www.anglianwater.co.uk/siteassets/household/in-the-community/water-recycling-long-term-plan.pdf.
[113] REF
[114] Anglian Water Services (2020) Drought Plan 2019 Final Version: https://www.anglianwater.co.uk/about-us/our-strategies-and-plans/drought-plan/
[115] Essex and Suffolk Water (2018) Essex and Suffolk Water Drought Plan 2018: https://www.nwg.co.uk/droughtplan
[116] Water Resources East (January 2018) A Multi-Sector Approach to Providing Long-Term Resilience for Regional Water Resources: https://wre.org.uk/wp-content/uploads/2020/01/HR-S_1288-WRE-Strategy-document-JAN18-1.pdf.

Current baseline

Geology and minerals

B.159 The geology of Suffolk compared to other parts of the UK is relatively simple. The County has an extensive spread of till (boulder clay) which is underlain by chalk.

B.160 The principal mineral resource within Suffolk is sand and gravel. Sand and gravel deposits are distributed fairly evenly across the County, although there are particular concentrations in the river valleys, especially the Gipping valley (which runs from roughly the north-west of the county down to Ipswich and the coast).

B.161 Suffolk Local Aggregates Assessment (2018)[117] estimates the quantity of minerals across the County and plans for a steady and adequate supply of aggregates over the coming years to help meet housing and infrastructure needs. The report covers how the demand for construction aggregates is met within Suffolk. According to the assessment, the supply of aggregates to Suffolk is made up of sand and gravel imported from surrounding counties, along with imported crushed rock, marine dredged gravel and sand, indigenous and imported recycled construction, demolition and excavation waste.

B.162 According to the Minerals Core Strategy[118], the most recent forecast and county apportionment on sand and gravel agreed by the East of England Regional Aggregates Working Party in 2003 was 1.73mt per annum. Since 2003, the annual landbank calculation has been based on this provision. Suffolk does not have an apportionment for any other mineral.

B.163 The total permitted and committed reserves at the beginning of 2007 was 16.85mt. With an apportionment of 1.73mt per annum, these reserves would be sufficient for 9.7 years (until 2015). To ensure a continuing supply of aggregate for the period of the Plan up to 2021, a further 9.2mt needs to be identified.

B.164 The minerals sites in the two Districts are shown in **Figure B.12**.

B.165 BMSDC has national and local designations for their geological significance, with one County Geological Site in each of the two Districts:

- **Babergh District:** Harkstead cliff and shore – London clay cliffs with brickearth/channel deposit at the east end and contorted gravel above.
- **Mid Suffolk District:** Needham Lake Erratic – glacial erratic boulder.

B.166 41 Sites of Special Scientific Interest (SSSI) are present within BMSDC, five of which are designated for their geological significance:

- **Hoxne Brick Pit SSSI:** This SSSI is 1.3 hectares with flint hand axes dating back 400,000 years. Hoxnian Stage deposits have also been found at the site.
- **Hascot Hill Pit SSSI:** This SSSI is 0.3 hectares and the only known site to expose beach deposits from late Pilocene and early Pleistocene Red Crag Formation.
- **Sandy Lane Pit SSSI, Barham:** This SSSI is 11.1 hectares with deposits that span from the Beestonian stage through to the Cromerian Stage and then to the severe ice age of the Anglian Stage.
- **Creeting St Mary Pits SSSI:** This SSSI is 5.4 hectares with former quarries that are the 'type site' for Creeting Sands. Creeting Sands are intertidal and shallow marine deposits from early Pleistocene interglacial age.
- **Great Blakenham Pit SSSI:** This SSSI is 2.2 hectares and a key site for Pleistocene studies, with a range of early and middle Pleistocene deposits.

Soils

B.167 The underlying soils give rise to a mix of classified agricultural land, as shown in **Figure B.13**. The majority of land within Babergh and Mid Suffolk is Agricultural Land Classification Grade 2 or 3. There are some small areas designated as Grade 4,

[117] Suffolk County Council (2018) Suffolk Local Aggregates Assessment: https://www.suffolk.gov.uk/assets/planning-waste-and-environment/Minerals-and-Waste-Policy/Local-Aggregates-Assessment-2018-dataLatest-Version.pdf.
[118] SCC (2008) Minerals Core Strategy: https://www.suffolk.gov.uk/assets/planning-waste-and-environment/Minerals-and-Waste-Policy/Minerals-Core-Strategy-Adopted-Version.pdf.

urban and non-agricultural. Grade 1 and Grade 2 agricultural land represent the best and most versatile land for farming, along with Grade 3a agricultural land, but the national maps of agricultural land classification do not distinguish between Grade 3a and Grade 3b agricultural land

Contaminated land

B.168 For a site to meet the definition of contaminated land, a pollutant linkage must be established. A pollutant linkage consists of three parts: a source of contamination in, on or under the ground; a pathway by which the contaminant is causing significant harm or harm (or which presents a significant possibility of such harm being caused); and a receptor of a type specified in the regulations.

B.169 Babergh and Mid Suffolk Councils are required to maintain a Public Register of Contaminated Land under the Environmental Protection Act 1990 however, there are currently no entries on register in either Districts. Over the next few years, the Councils plan to inspect the Districts for contaminated land to help prevent harm to the environment and human health. Babergh and Mid Suffolk have separate contaminated land strategies that provide further information about how the Councils plan to examine the contaminated land.

Water

B.170 The Districts are within the Anglian River Basin, the management plan of which aims to prevent physical modifications, negative effects of invasive non-native species, pollution from wastewater, towns, cities, rural areas and transport. Babergh is in the Combined Essex Catchment Partnership and Mid Suffolk is in the East Suffolk Catchment Partnership. The idea behind these partnerships is to engage a wide range of stakeholders and encourage local action to protect and enhance the water environment.

B.171 Anglian Water provides for Babergh District, whilst Essex and Suffolk Water provides for Mid Suffolk, yet both are particularly prone to drought. Therefore, both Districts are located within a water stressed area. Much of eastern England receives less than 700 mm of rainfall per year and includes some of the driest areas in the United Kingdom[119]. Due to water being imported from elsewhere in the country, there must be effective and reliable water systems in place to reduce any harms associated with droughts, ranging from small-scale water inefficiencies to large-scale ones, in order to ensure a sustainable supply of water. The WRMPs of Anglian Water and Essex & Suffolk Water shows a supply-demand deficit if no action is taken[120].

B.172 There are Source Protection Zones (SPZs) scattered throughout the Districts, as shown in **Figure B.14**. However, SPZ 3 covers the majority of the Districts which is the total catchment. Small areas across the Districts make up the inner and outer catchments.

B.173 Drinking Water Safeguard Zones (Surface Water) are catchment areas that influence the water quality for their respective Drinking Water Protected Area (Surface Water), which are at risk of failing the drinking water protection objectives. These non-statutory Safeguard Zones are where action to address water contamination will be targeted, so that extra treatment by water companies can be avoided. Safeguard Zones are a joint initiative between the Environment Agency and water companies. Safeguard Zones are one of the main tools for delivering the drinking water protection objectives of the Water Framework Directive. This data includes what substances are causing the drinking water protected area to be 'at risk'. Safeguard Zones cover the majority of land in both Districts.

B.174 The water quality within Babergh and Mid Suffolk Districts has been assessed through their Water Cycle Study[121]. The majority of the waterbodies have a moderate or poor ecological status, and in all of the waterbodies that contain a Water Recycling Centre (WRC) serving growth, sewage discharge was cited as one of the "reasons for not achieving good status". The only waterbody within the catchment which has a bad ecological status is the Little Ouse (US Thelnetham) (Waterbody ID GB105033043060). The waterbody received bad ecological status for fish and dissolved oxygen. Also contributing to the good status not being achieved are diffuse sources of phosphate from agriculture (livestock and poor nutrient management), and in some cases from urban and transport sources. The River Basin Management Plan for the Anglian River Basin estimates that pollution from wastewater affects 50% of water bodies within this river basin district. The Water Cycle Study found that a number

[119] Met Office (2020) Eastern England: climate: https://www.metoffice.gov.uk/research/climate/maps-and-data/regional-climates/index.
[120] JBA Consulting (2020) Babergh & Mid Suffolk District Council Water Cycle Study Final Report
[121] JBA Consulting (2020) Babergh & Mid Suffolk District Council Water Cycle Study Final Report.

of WRCs have limited headroom in their environmental permit, additional growth may require changes to their flow permit and accompanying changes to their environmental permit and/or upgrades to treatment performance.

Waste

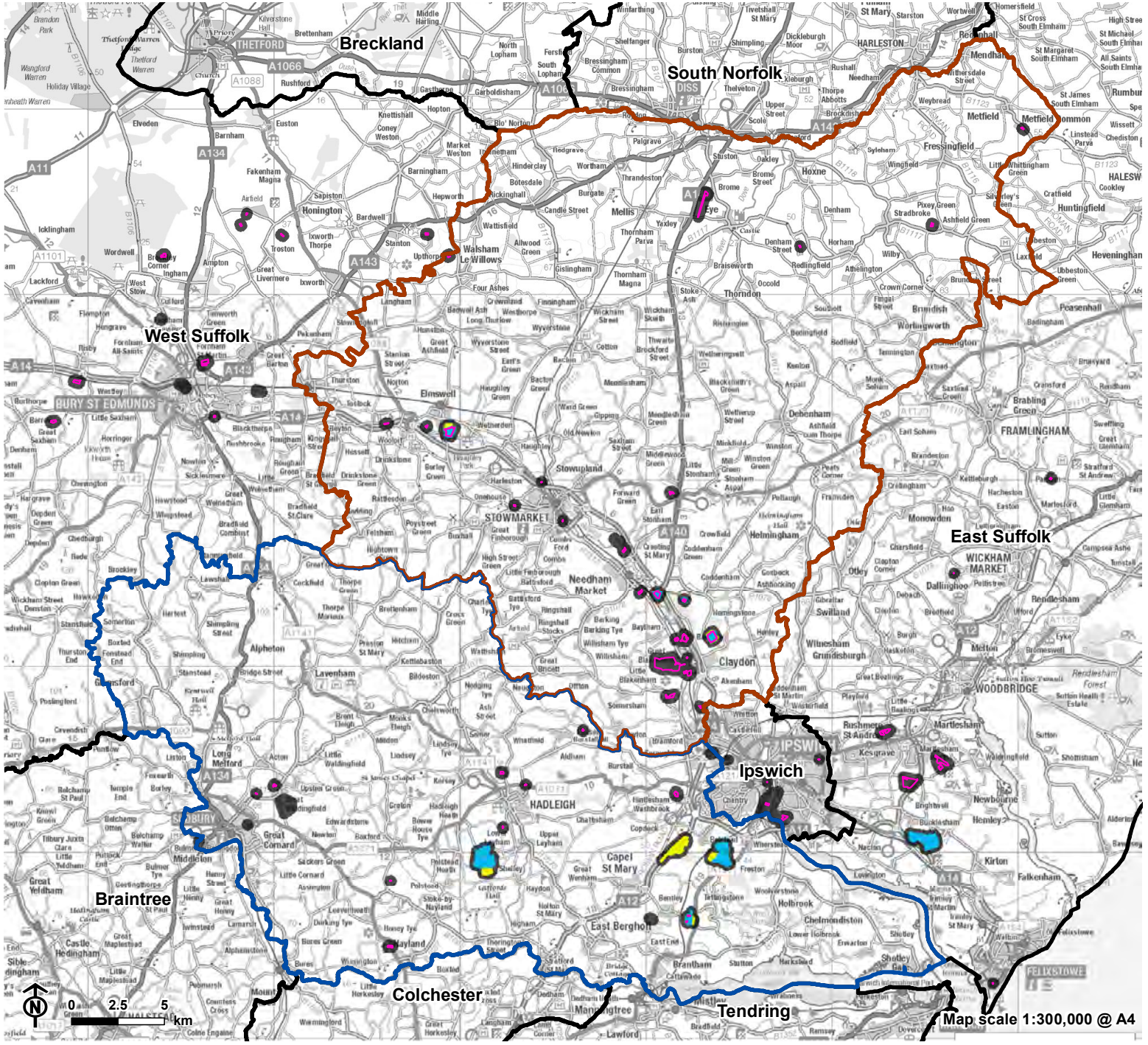
B.175 Within Suffolk County, there are currently 100 active waste management facilities[122], 17 of which are located in Babergh District and 34 of which are located in Mid Suffolk District. A growing population in BMSDC will place pressure on existing waste management facilities and as such, there will be a requirement to meet growing needs.

[122] Suffolk County Council (2015) Waste Policies: Monitoring Report 2014: https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-applications/Minerals-and-Waste-Development-Planning/Annual-Monitoring-Reports/Waste-MR-Final-March-2015.pdf.

Babergh Mid Suffolk Joint Local Plan Sustainability Appraisal
Babergh and Mid Suffolk Councils

LUC

Figure B.12: Minerals and Waste Sites



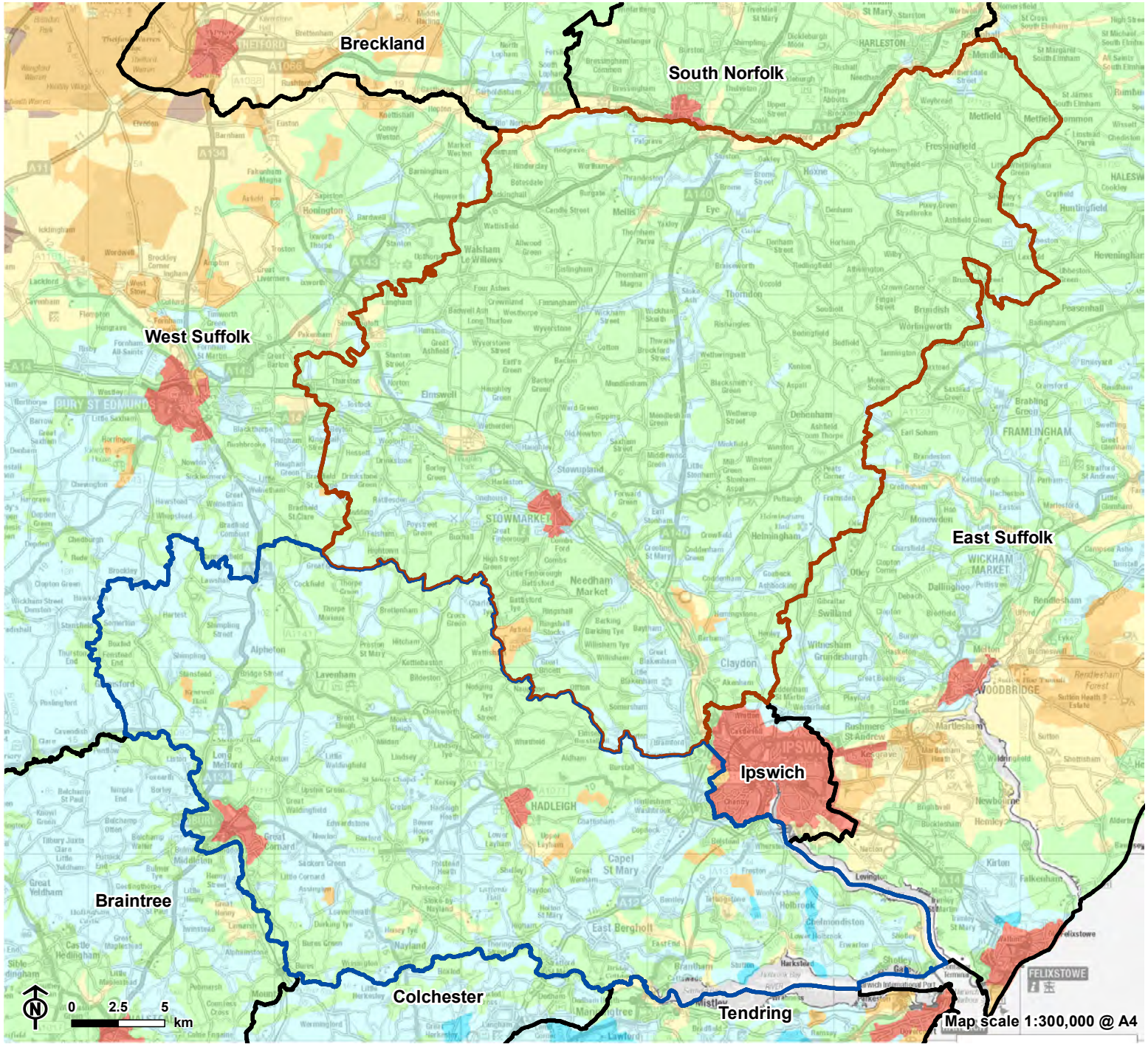
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Source: Babergh and Mid Suffolk District Council

Babergh Mid Suffolk Joint Local Plan Sustainability Appraisal
Babergh and Mid Suffolk Councils

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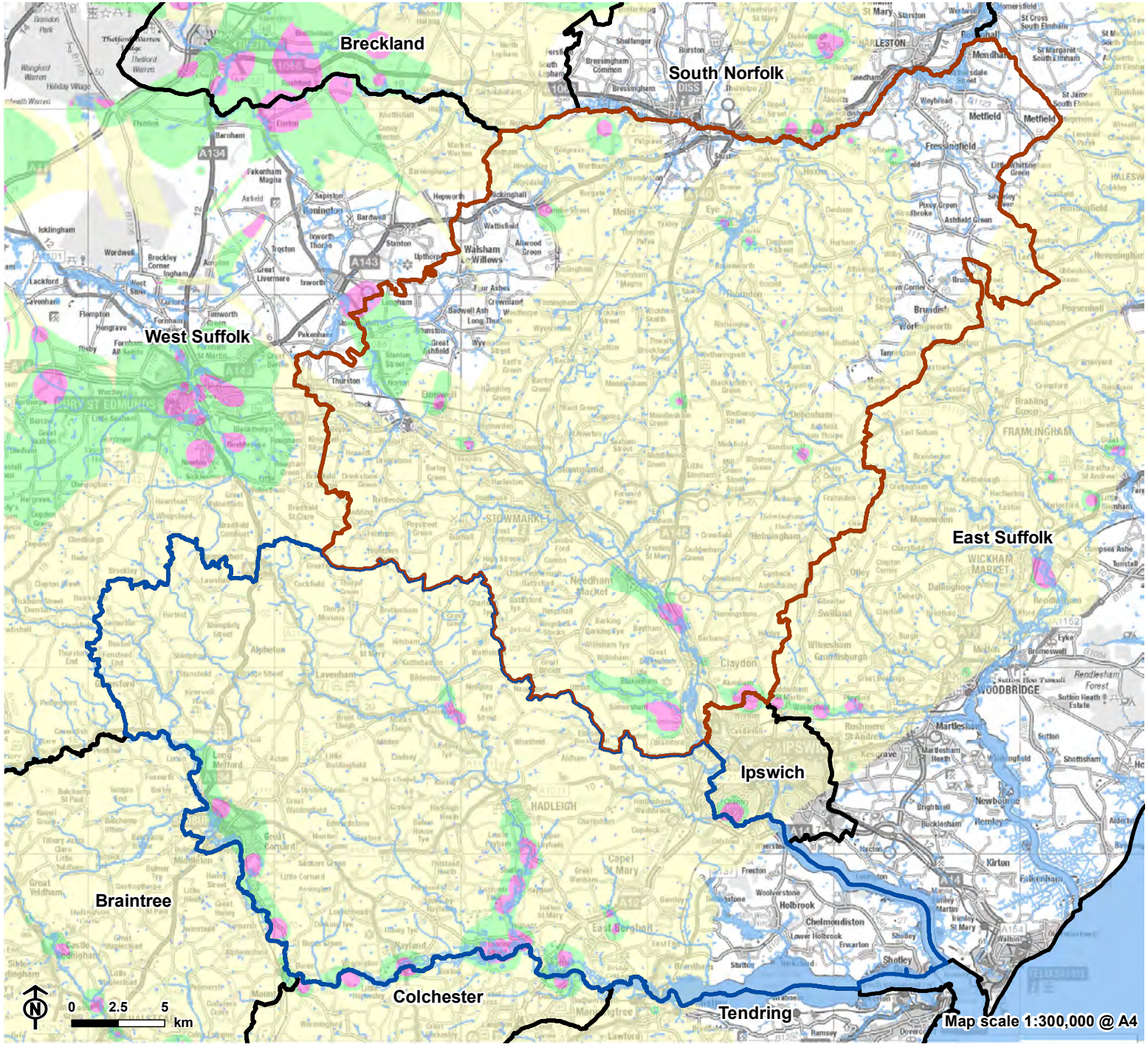
Figure B.13: Agricultural Land Classification



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CB:KS EB:Stenson_K LUC FIGB_13_10920_ALC_r0_A4L 11/06/2020
Source: Natural England

Figure B.14: Watercourses and Source Protection Zones



Babergh District
Mid Suffolk District
Neighbouring local authority
Watercourse

Source protection zone

Zone 1
Zone 2
Zone 3

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CB:KS EB:Stenson_K LUC FIGB_14_10920_Watercourses_r0_A4L 11/06/2020
Source: Environment Agency

Climate Change Adaptation and Mitigation

Policy context

International

B.176 European Floods Directive (2007)[123]: A framework for the assessment and management of flood risk, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity.

B.177 European Energy Performance of Buildings Directive (2010)[124]: Aims to promote the energy performance of buildings and building units. Requires the adoption of a standard methodology for calculating energy performance and minimum requirements for energy performance.

B.178 United Nations Paris Climate Change Agreement (2015)[125]: International agreement to keep global temperature rise this century well below 2 degrees Celsius above pre-industrial levels.

National

B.179 National Planning Policy Framework (NPPF)[126]: Contains the following:

- One of the core planning principles is to "support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".
- Inappropriate development in areas at risk of flooding should be avoided. Where development is necessary, it should be made safe for its lifetime without increasing flood risk elsewhere.
- Local planning authorities should adopt a proactive approach to mitigate and adapt to climate change, taking full account of flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

B.180 National Planning Practice Guidance (PPG)[127]: Supports the content of the NPPF by promoting low carbon and renewable energy generation, including decentralised energy, the energy efficiency of existing and new buildings and sustainable transport.

B.181 Planning Act 2008[128]: The Planning Act 2008 was amended under the Environmental Assessments and Miscellaneous Planning (EU Exit) Regulations 2018. Section 182 places a legal duty on local planning authorities to ensure that their development plan documents include policies to ensure that development and use of land in their area contributes to the mitigation of, and adaptation to, climate change.

B.182 Planning and Energy Act (2008)[129]: enables local planning authorities to set requirements for carbon reduction and renewable energy provision. It should be noted that while the Housing Standards Review proposed to repeal some of these provisions, at the time of writing there have been no amendments to the Planning and Energy Act.

B.183 Climate Change Act 2008[130]: Sets targets for UK greenhouse gas emission reductions of at least 100% by 2050 and CO2 emission reductions of at least 26% by 2015, against a 1990 baseline (in 2008 the target was set at 80%, however the target has recently been amended in 2019 by Statutory Instrument No.1056 to 100%).

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[123] European Commission (2007) European Floods Directive: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32007L0060&from=EN.
[124] European Commission (2010) European Energy Performance of Buildings Directive: https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2010:153:0013:0035:EN:PDF.
[125] United Nations (2015) Paris Agreement: http://unfccc.int/files/essential_background/convention/application/pdf/english_paris_agreement.pdf.
[126] Ministry of Housing, Communities and Local Government (last updated 19 June 2019) National Planning Policy Framework: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf.
[127] Ministry of Housing, Communities & Local Government (last updated 1 October 2019) Planning Practice Guidance: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf.
[128] HM Government (2008) Planning Act 2008: http://www.legislation.gov.uk/ukpga/2008/29/contents.
[129] HM Government (2008) Planning and Energy Act 2008: https://www.legislation.gov.uk/ukpga/2008/21.
[130] HM Government (2008) Climate Change Act 2008: https://www.legislation.gov.uk/ukpga/2008/27/pdfs/ukpga_20080027_en.pdf.

B.184 Flood and Water Management Act (2010)[131]: Sets out measures to ensure that risk from all sources of flooding is managed more effectively. This includes: incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).

B.185 Environment Act, Government Legislation (1995)[132]: The act notes the establishment of the Environment Agency and the Scottish Environment Protection Agency. It provides guidance on these agencies and sets environmental management standards.

B.186 The UK Renewable Energy Strategy[133]: Sets out the ways in which we will tackle climate change by reducing our CO2 emissions through the generation of a renewable electricity, heat and transport technologies.

B.187 The Energy Efficiency Strategy: The Energy Efficiency Opportunity in the UK[134]: Aims to realise the wider energy efficiency potential that is available in the UK economy by maximising the potential of existing dwellings by implementing 21st century energy management initiatives on 19th century homes.

B.188 The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate[135]: Sets out visions for the following sectors:

- People and the Built Environment – "to promote the development of a healthy, equitable and resilient population, well placed to reduce the harmful health impacts of climate change...buildings and places (including built heritage) and the people who live and work in them are resilient and organisations in the built environment sector have an increased capacity to address the risks and make the most of the opportunities of a changing climate."
- Infrastructure – "an infrastructure network that is resilient to today's natural hazards and prepared for the future changing climate."
- Natural Environment – "the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides."
- Business and Industry – "UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change."
- Local Government – "Local government plays a central role in leading and supporting local places to become more resilient to a range of future risks and to be prepared for the opportunities from a changing climate."

B.189 UK Climate Change Risk Assessment 2017[136]: Sets out six priority areas needing urgent further action over the next five years in order to minimise risk from the effects of climate change. These priority areas include: flooding and coastal change risk to communities, businesses and infrastructure; risks to health, wellbeing and productivity from high temperatures; risk of shortages in the public water supply and for agriculture, energy generation and industry; risks to natural capital; risks to domestic and international food production and trade; and new and emerging pests and diseases and invasive species.

B.190 Understanding the risks, empowering communities, building resilience: The national flood and coastal erosion risk management strategy for England[137]: This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities. The strategic aims and objectives of the Strategy are to:

- Manage the risk to people and their property.

[131] HM Government (2010) Flood and Water Management Act 2010: http://www.legislation.gov.uk/ukpga/2010/29/pdfs/ukpga_20100029_en.pdf.
[132] HM Government (1995) Environment Act: http://www.legislation.gov.uk/ukpga/1995/25/contents.
[133] HM Government (2009) The UK Renewable Energy Strategy: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228866/7686.pdf.
[134] Department of Energy & Climate Change (2012) The Energy Efficiency Strategy: The Energy Efficiency Opportunity in the UK: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/65602/6927-energy-efficiency-strategy--the-energy-efficiency.pdf.
[135] HM Government (2018) The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/727252/national-adaptation-programme-2018.pdf.
[136] HM Government (2017) UK Climate Change Risk Assessment: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/584281/uk-climate-change-risk-assess-2017.pdf.
[137] HM Government (2011) Understanding the risks, empowering communities, building resilience: The national flood and coastal erosion risk management strategy for England: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228898/9780108510366.pdf.

- Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national.
- Achieve environmental, social and economic benefits, consistent with the principles of sustainable development.

B.191 A Green Future: Our 25 Year Plan to Improve the Environment[138]: Sets out goals for improving the environment within the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. Identifies six key areas around which action will be focused. Those of relevance to this chapter are: using and managing land sustainably; and protecting and improving our global environment. Actions that will be taken as part of these two key areas are as follows:

- Using and managing land sustainably:
  - Take action to reduce the risk of harm from flooding and coastal erosion including greater use of natural flood management solutions.
- Protecting and improving our global environment:
  - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.

B.192 The national flood and coastal erosion risk management strategy for England (2011)[139]: This Strategy builds on existing approaches to flood and coastal risk management and promotes the use of a wide range of measures to manage risk. The strategy forms the framework within which communities have a greater role in local risk management decisions and sets out the Environment Agency's strategic overview role in flood and coastal erosion risk management.

B.193 Suffolk Climate Action Plan (2017)[140]: This is the third 'Suffolk Climate Action Plan' produced by the Suffolk Climate Change Partnership. The Plan presents the Partners' commitment to facilitate a reduction in absolute carbon emissions in Suffolk of 25% on 2010 levels by 2025 and 75% by 2050, in line with the UK Climate Change Act 2008.

Sub-national

B.194 Anglian river basin district: Flood Risk Management Plan 2015-21[141]: The plan determines the risk of flooding from rivers, the sea, surface water, groundwater and reservoirs in the Anglian river basin district. Risk management authorities can use the plan to manage flood and coastal erosion risk.

B.195 Transforming Suffolk, Suffolk's Community Strategy 2008 to 2028[142]: Sets out ambitions for Suffolk to be recognised for its outstanding environment and quality of life for all. The strategy aims to help make Suffolk the greenest county by enhancing the natural environment while also being an exemplar when tackling climate change.

B.196 Suffolk Climate Action Plan (2013)[143]: Sets out the emissions reduction target for 2025. The report also focuses on four themes: adaptation – business and community resilience; business energy efficiency and renewables; and community energy and domestic energy efficiency.

B.197 Suffolk Flood Risk Management Strategy (2016)[144]: Aims to impact the activities of all flood risk management authorities and is an important tool to help everyone manage flood risk. The relevant companies and bodies have a duty with regards to the strategy. The strategy focuses on local flooding from surface water, ground water or ordinary water course such as ditches and streams.

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[138] HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf.
[139] Environment Agency (2011) Understanding the risks, empowering communities, building resilience: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/228898/9780108510366.pdf.
[140] Suffolk County Council (2017) Suffolk Climate Action Plan: http://www.greensuffolk.org/assets/Greenest-County/SCCP/Climate-Change/Suffolk-Climate-Action-Plan-3.pdf.
[141] Environment Agency (2016) Anglian river basin district: Flood Risk Management Plan: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/509053/LIT_10194_ANGLIAN_FRMP_SUMMARY_.pdf.
[142] Suffolk Strategic Partnership (2008) Transforming Suffolk 2008-2028: https://www.ipswich.gov.uk/sites/default/files/scd07_-_suffolk_community_strategy.pdf.
[143] Green Suffolk (2017) Climate Change Action Plan 3: http://www.greensuffolk.org/assets/Greenest-County/SCCP/Climate-Change/Suffolk-Climate-Action-Plan-3.pdf.
[144] Suffolk Flood Risk Management Partnership (2018) Suffolk Flood Risk Management Strategy: http://www.greensuffolk.org/assets/Greenest-County/Water--Coast/Suffolk-Flood-Partnership/2018-Strategy-Documents/2016-04-Suffolk-Flood-Risk-Management-Strategy-v12.pdf.

B.198 East Suffolk Catchment Flood Management Plan 2009[145]: The plan has assessed inland flood risk from rivers, ground water, surface water and tidal flooding within East Suffolk. The plan establishes flood risk management policies which will deliver sustainable flood risk management.

B.199 Great Ouse Catchment Flood Management Plan 2011[146]: The plan has assessed inland flood risk from rivers, ground water, surface water and tidal flooding within Great Ouse. The plan establishes flood risk management policies which will deliver sustainable flood risk management.

B.200 North Essex Catchment Flood Management Plan 2009[147]: The plan has assessed inland flood risk from rivers, ground water, surface water and tidal flooding within North Essex. The plan establishes flood risk management policies which will deliver sustainable flood risk management.

B.201 Broadland Rivers Catchment Flood Management Plan 2009[148]: The plan has assessed inland flood risk from rivers, ground water, surface water and tidal flooding within Broadland Rivers. The plan establishes flood risk management policies which will deliver sustainable flood risk management.

B.202 Sudbury and Great Cornard Surface Water Management Plan 2019[149]: The plan is a study to understand the flood risk in the local area, identify a range of options to manage the risk and then implement and review the action plan.

B.203 Local Energy East Strategy (2018)[150]: The three Local Enterprise Partnership (LEP) areas of Cambridgeshire and Peterborough, Hertfordshire and New Anglia have joined together to create a tri-LEP area project. The Strategy sets out the tri-LEP's collective ambitions to 2030 based on the following themes: (1) clean economic growth; (2) housing growth and commercial site infrastructure; (3) secure, local, affordable, low-carbon consumption; and (4) clean transport networks.

Current baseline

B.204 In Suffolk, climate change poses particular serious risks as the county is characterised by its long, low-lying coastline. The ageing population, alongside children, will be particularly at risk from climate change as rising temperatures in the summer coupled with milder temperatures during winter months will become increasingly detrimental. There will be an increase in the intensity and frequency of extreme weather events as a result of climate change.

Climate emergency

B.205 In July 2019, BMSDC declared a Climate Emergency. The Environment and Climate Change Task Force was subsequently set up to look at the climate challenge being faced in both Districts, and to explore ways the Councils can work towards their ambition to become carbon neutral by 2030. An Action Plan is expected to be presented to Cabinets and made available in Spring 2020[151].

Climate change mitigation

B.206 Between 2005 and 2017 in Babergh District, per capita carbon emissions fell from 8.1 tonnes to 5.8. In Mid Suffolk District, per capita emissions are higher and fell from 9.5 to 6.3 tonnes over the same period. As of 2016, the average for Suffolk County was 5.5 tonnes per capita, and the national average was 5.3 tonnes per capita. Therefore, both Districts are underperforming against the national and regional averages.

B.207 As set out in **Table B.14**, both Babergh and Mid Suffolk achieved overall reductions in carbon emissions between 2005 and 2017, at 37% and 26% respectively. In both cases, these reductions were mostly due to progress in reducing emissions

[145] Environment Agency (2009) East Suffolk Catchment Flood Management Plan: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/288886/East_Suffolk_Catchment_Flood_Management_Plan.pdf.
[146] Environment Agency (2011) Great Ouse Catchment Management Plan: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/288877/Great_Ouse_Catchment_Flood_Management_Plan.pdf.
[147] Environment Agency (2009) North Essex Catchment Flood Management Plan: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/288888/North_Essex_Catchment_Flood_Management_Plan.pdf.
[148] Environment Agency (2009) Broadland Rivers Catchment Flood Management Plan: Broadland Rivers Catchment Flood Management Plan 2009: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/288882/Broadland_Rivers_Catchment_Flood_Management_Plan.pdf.
[149] BMT (2019) Sudbury and Great Cornard Surface Water Management Plan: http://www.greensuffolk.org/assets/Greenest-County/Water--Coast/Surface-Water-Management-Plans/FINALSudburyandGreatCornardSWMPv3.pdf.
[150] Tri-LEP (2018) Local Energy East Strategy: https://www.energyhub.org.uk/wp-content/uploads/2019/09/LEE-Energy-Strategy.pdf.
[151] BMSDC (2020) Climate Change Task Force Terms of Reference: https://www.babergh.gov.uk/assets/Environment/Climate-Change-Task-Force/Climate-Change-Task-Force-Terms-of-Reference-web-version-Nov-2019.pdf.

from domestic sources, closely followed by industrial and commercial sectors, with minimal progress on transport emissions. Transport makes the largest contribution to carbon emissions in both Districts.

B.208 The Suffolk Climate Change Partnership, which consists of Suffolk's local authorities and the Environment Agency, working with other organisations locally, published a Suffolk Climate Action Plan[152] in 2017. According to this document, the County is trending around a 32% reduction in absolute emissions between 2010 and 2025, against their target of 35%.

B.209 The proportion of emissions in the East of England in comparison to other regions was approximately 9.3% in 2017, which made the East of England the fourth highest emitter behind the South East (12.5%), the North West (11.2%) and Yorkshire and the Humber (10.2%)[153].

Between 2005 and 2017, the East of England has seen a percentage decrease of 28% in total CO2 emissions. In 2005, total emissions were 45 Mt CO2 (Metric Tons of Carbon Dioxide) and in 2017 total emission were 33 Mt CO2[154].

Table B.10: Carbon dioxide emissions in Babergh and Mid Suffolk Districts (shown as kilo tonnes)

Year	Industrial and Commercial	Domestic	Transport	Total
Babergh				
2005	231.80	227.80	257.50	904.20
2017	151.80	140.90	258.00	567.70
% of Total (2017)	27%	25%	45%	
Change (2005-2017)	-35%	-38%	+0.2%	-37%
Mid Suffolk				
2005	332.20	245.90	305.10	863.70
2017	214.10	151.20	301.90	640.00
% of Total (2017)	33%	24%	47%	
Change (2005-2017)	-36%	-39%	-%	-26%

Climate change adaptation

B.210 The Met Office has released the UK Climate Projections 2018 study (UKCP18), which provides up to date information on how the climate of the UK is expected to change in the period to the end of the 21st Century. In the highest emissions scenario, summer temperatures in the UK could be 5.4°C warmer by 2070 than the average summer between 1981 and 2000. Average summer rainfall would fall by 47% in this scenario. Winters could be up to 4.2°C warmer, with up to 25% more rainfall by 2070.

B.211 Changes to the climate will bring new challenges to BMSDC's natural environments. Hotter, drier summers may have adverse health impacts and may exacerbate the adverse environmental effects of air and water pollution. Fluvial flooding is significant within Babergh and Mid Suffolk and is prevalent across much of the district. Significant rivers and tributaries that contribute towards flood risk within the district include, but are not limited to, the Stour, Gipping, Waveney, Brett, Dove and Deben Rivers. In addition, rainwater frequently drains into underground sewer systems, which can become overwhelmed during storm events and become blocked, resulting in flooding of the surrounding area. Warmer, wetter winters and more intense

[152] Suffolk Climate Change Partnership (2017) Suffolk Climate Action Plan: Fostering business and community resilience, reducing carbon emission and increasing local economic growth: http://www.greensuffolk.org/assets/Greenest-County/SCCP/Climate-Change/Suffolk-Climate-Action-Plan-3.pdf.
[153] Department for Business, Energy & Industrial Strategy (2017) UK local authority carbon dioxide emission estimates: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/812139/Local_authority_2017_greenhouse_gas_emissions_statistical_release.pdf.
[154] Department for Business, Energy & Industrial Strategy (2017) UK local authority carbon dioxide emission estimates: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/812139/Local_authority_2017_greenhouse_gas_emissions_statistical_release.pdf.

rainfall could lead to more frequent and severe flooding events, both from watercourses breaching their banks and from surface water run-off and rising groundwater. There are several rivers in the plan area that are tidally influenced. In the south east corner of Babergh district, there is a risk of tidal flooding from the Stour and Orwell estuaries. Tidal flooding should be considered for the present as well as the future, due to predicted increases in sea level[155]. There are extensive low-lying areas of coastline at high risk of tidal flooding and expected future sea level rise will have significant implications for new and existing development situated in these areas[156].

B.212 Figure B.15 shows Flood Risk Zones 2 and 3 in the Districts, which are those areas at greatest risk of flooding from either rivers or the sea.

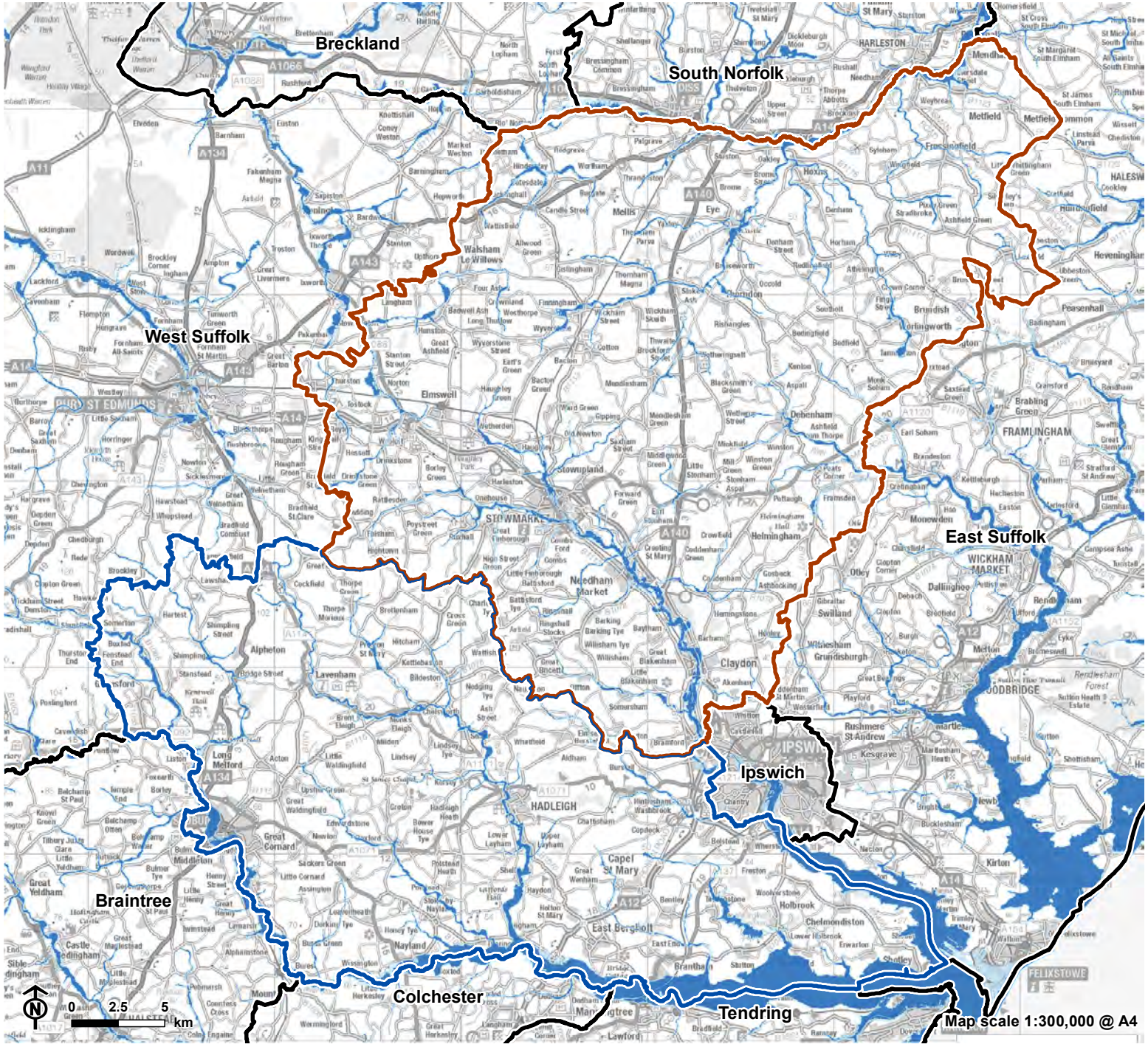
B.213 A changing climate may place pressure on some native species and create conditions suitable for new species, including invasive non-native species. Protection and enhancement of the natural landscape is critical to mitigating and adapting to climate change given its significant role in carbon sequestration, flood storage/management and maintaining water quality.

B.214 The Councils also aim to help the Government deliver the 25-year Environment Plan and help increase the powers and resources available to local authorities to address climate change[157].

[155] JBA Consulting (2020) Babergh & Mid Suffolk Level 1 Strategic Flood Risk Assessment Draft Report
[156] Suffolk Coastal District Council and Ipswich Borough Council (2019) Cross Boundary Water Cycle Study: https://www.ipswich.gov.uk/sites/default/files/cross-boundary-water-cycle-study_jan_2019.pdf
[157] BMSDC (2020) Climate Declaration: https://www.babergh.gov.uk/news/councils-support-2030-carbon-neutral-ambitions/.

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Figure B.15: Flood Risk (Flood Zones 2 and 3)



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CB:KS EB:Stenson_K LUC FIGB_15_10920_Flood_Zones_r0_A4L 11/06/2020
Source: Environment Agency

Biodiversity

Policy context

International

B.215 International Convention on Wetlands (Ramsar Convention) (1976)[158]: International agreement with the aim of conserving and managing the use of wetlands and their resources.

B.216 European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979)[159]: Aims to ensure conservation and protection of wild plant and animal species and their natural habitats, to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species).

B.217 International Convention on Biological Diversity (1992)[160]: International commitment to biodiversity conservation through national strategies and action plans.

B.218 European Habitats Directive (1992)[161]: Together with the Birds Directive, the Habitats Directive sets the standard for nature conservation across the EU and enables all 27 Member States to work together within the same strong legislative framework in order to protect the most vulnerable species and habitat types across their entire natural range within the EU. It also established the Natura 2000 network.

B.219 European Birds Directive (2009)[162]: Requires the maintenance of all species of naturally occurring birds in the wild state in the European territory at a level which corresponds in particular to ecological, scientific and cultural requirements, while taking account of economic and recreational requirements.

B.220 United Nations Declaration on Forests (New York Declaration) (2014)[163]: international commitment to cut natural forest loss by 2020 and end loss by 2030.

National

B.221 National Planning Policy Framework (NPPF)[164]: Encourages plans to "identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation". Plans should also promote conservation, restoration and enhancement of priority habitats and species, ecological networks and measurable net gains for biodiversity.

B.222 The NPPF states that a strategic approach to maintaining and enhancing networks of habitats and green infrastructure is also to be supported through planning policies and that there should also be support for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

B.223 National Planning Practice Guidance (PPG)[165]: Supports the NPPF by requiring Local Plans to include strategic policies that conserve and enhance the natural environment through sustainable development.

B.224 Natural Environment and Rural Communities Act 2006[166]: Places a duty on public bodies to conserve biodiversity.

[158] United Nations (1976) http://portal.unesco.org/en/ev.php-URL_ID=15398&URL_DO=DO_TOPIC&URL_SECTION=201.html.
[159] Council of Europe (1979) Convention on Wetlands of International Importance especially as Waterfowl Habitat: https://www.coe.int/en/web/conventions/full-list/-/conventions/rms/0900001680078aff.
[160] United Nations (1992) Convention on the Conservation of European Wildlife and Natural Habitats: https://www.cbd.int/doc/legal/cbd-en.pdf.
[161] European Commission (1992) European Habitats Directive: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31992L0043&from=EN.
[162] European Commission (2009) European Birds Directive: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32009L0147&from=EN.
[163] United Nations (2014) Declaration on Forests (New York Declaration): https://www.undp.org/content/dam/undp/library/Environment%20and%20Energy/Forests/New%20York%20Declaration%20on%20Forests_DAA.pdf.
[164] Ministry of Housing, Communities & Local Government (last updated 19 June 2019) National Planning Policy Framework: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf.
[165] Ministry of Housing, Communities and Local Government (last updated 1 October 2019) Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance.
[166] HM Government (2006) Natural Environment and Rural Communities Act 2006: http://www.legislation.gov.uk/ukpga/2006/16/pdfs/ukpga_20060016_en.pdf.

B.225 Biodiversity 2020: A strategy for England's wildlife and ecosystem services[167]: Guides conservation efforts in England up to 2020 by requiring a national halt to biodiversity loss, supporting healthy ecosystems and establishing ecological networks. The Strategy includes 22 priorities which include actions for the following sectors: Agriculture, Forestry, Planning & Development, Water Management, Marine Management, Fisheries, Air Pollution and Invasive Non-Native Species.

B.226 Biodiversity offsetting in England Green Paper[168]: Biodiversity offsets are conservation activities designed to compensate for residual losses. The Green Paper sets out a framework for offsetting.

B.227 A Green Future: Our 25 Year Plan to Improve the Environment (2018)[169]: Sets out goals for improving the environment within the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. Identifies six key areas around which action will be focused. Those of relevance to this chapter are: recovering nature and enhancing the beauty of landscapes; securing clean, productive and biologically diverse seas and oceans; and protecting and improving our global environment. Actions that will be taken as part of these three key areas are as follows:

- Recovering nature and enhancing the beauty of landscapes:
  - Develop a Nature Recovery Network to protect and restore wildlife and provide opportunities to re-introduce species that have been lost from the countryside.
- Securing clean, healthy, productive and biologically diverse seas and oceans:
  - Achieve a good environmental status of the UK's seas while allowing marine industries to thrive and complete our economically coherent network of well-managed marine protected areas.
- Protecting and improving our global environment:
  - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.
  - Support and protect international forests and sustainable agriculture.

Sub-national

B.228 Habitats Regulations Assessment Recreational Disturbance Avoidance and Mitigation Strategy – Technical Report (2019)[170]: Sets out a strategy for sustainable housing growth whilst also adequately protecting European wildlife sites from harm.

B.229 Suffolk Coast European Sites Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (2019)[171]: This Strategy sets out a tariff based approach to mitigating the impact of recreational disturbance on European Sites resulting from increased housing development across the local authority areas (East Suffolk Council, Ipswich Borough Council and BMSDC). It summarises the requirements of Suffolk Coast RAMS, including the per-dwelling tariff, and provides a framework for implementing those provisions.

B.230 Suffolk's Nature Strategy (2015)[172]: This Strategy describes the challenges and opportunities the natural environment presents. It outlines the key natural environment priorities for the County, whilst also setting out how the landscapes and wildlife in Suffolk contribute to economic growth and health and wellbeing.

[167] Department for Environment, Food and Rural Affairs (2011) Biodiversity 2020: A strategy for England's wildlife and ecosystem: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf.
[168] Department for Environment, Food and Rural Affairs (2013) Biodiversity offsetting in England Green Paper: https://consult.defra.gov.uk/biodiversity/biodiversity_offsetting/supporting_documents/20130903Biodiversity%20offsetting%20green%20paper.pdf.
[169] HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf.
[170] Footprint Ecology (2019) Habitats Regulations Assessment Recreational Disturbance Avoidance and Mitigation Strategy: http://www.eastsuffolk.gov.uk/assets/Planning/Section-106/Habitat-mitigation/Suffolk-HRA-RAMS-Strategy.pdf.
[171] Ipswich Borough Council (2019) Suffolk Coast European Sites Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document: https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/suffolk_coast_rams_spd_1.pdf.
[172] Suffolk County Council (2015) Suffolk's Nature Strategy: https://www.suffolk.gov.uk/assets/planning-waste-and-environment/suffolks-countryside-and-wildlife/Suffolks-Nature-Strategy-2015.pdf.

B.231 In July 2019 Mid Suffolk District Council pledged to help protect existing wildlife and biodiversity in the District[173]. This will start with a review of existing potential wildlife corridors in the District and examining ways in which the corridors can be enhanced, working as part of the climate change taskforce.

B.232 In September 2019 Babergh District Council pledged to protect wildlife, biodiversity and natural habitats which included wildflower verges and free trees for families, in addition to producing a map showing Babergh's wildlife networks[174].

B.233 The Climate Change Task Force mentioned earlier focuses biodiversity, as well as climate change mitigation. The Task Force considers ways in which both the Councils and partnerships can protect and improve the environment and biodiversity. This includes considering actions through their own operations and key stakeholders or partners.

B.234 Babergh and Mid Suffolk also provide details of national ecological guidance on their website, such as construction near protected areas and wildlife and protected species guidance.

B.235 A Green Infrastructure Framework for Babergh District (August 2012)[175]: This Framework identifies key opportunities for the enhancement of Green Infrastructure and future provision/connections in a number of areas, including Ipswich, Hadleigh and Sudbury/Great Cornard/Chilton.

Current baseline

B.236 There is a need to maintain and develop BSDC's network of high-quality habitats. In Babergh District are the Orwell and Stour estuaries, which are found on the eastern and south-eastern sides of the District. They have valued wildlife habitats and a distinct character. Both estuaries are Ramsar sites, designated for their international importance as wetlands under the Ramsar Convention and also Special Protection Areas which are European designations, with respect to internationally important populations of birds.

B.237 Both Districts contain 41 Sites of Special Scientific Interest (SSSI), one National Nature Reserve (Redgrave & Lopham Fen in Mid Suffolk District), 438 County Wildlife Sites[176] and 24 Local Nature Reserves[177]. The designated biodiversity sites are shown in **Figure B.16**. Ancient Woodland is also present across both Districts (**Figure B.17**).

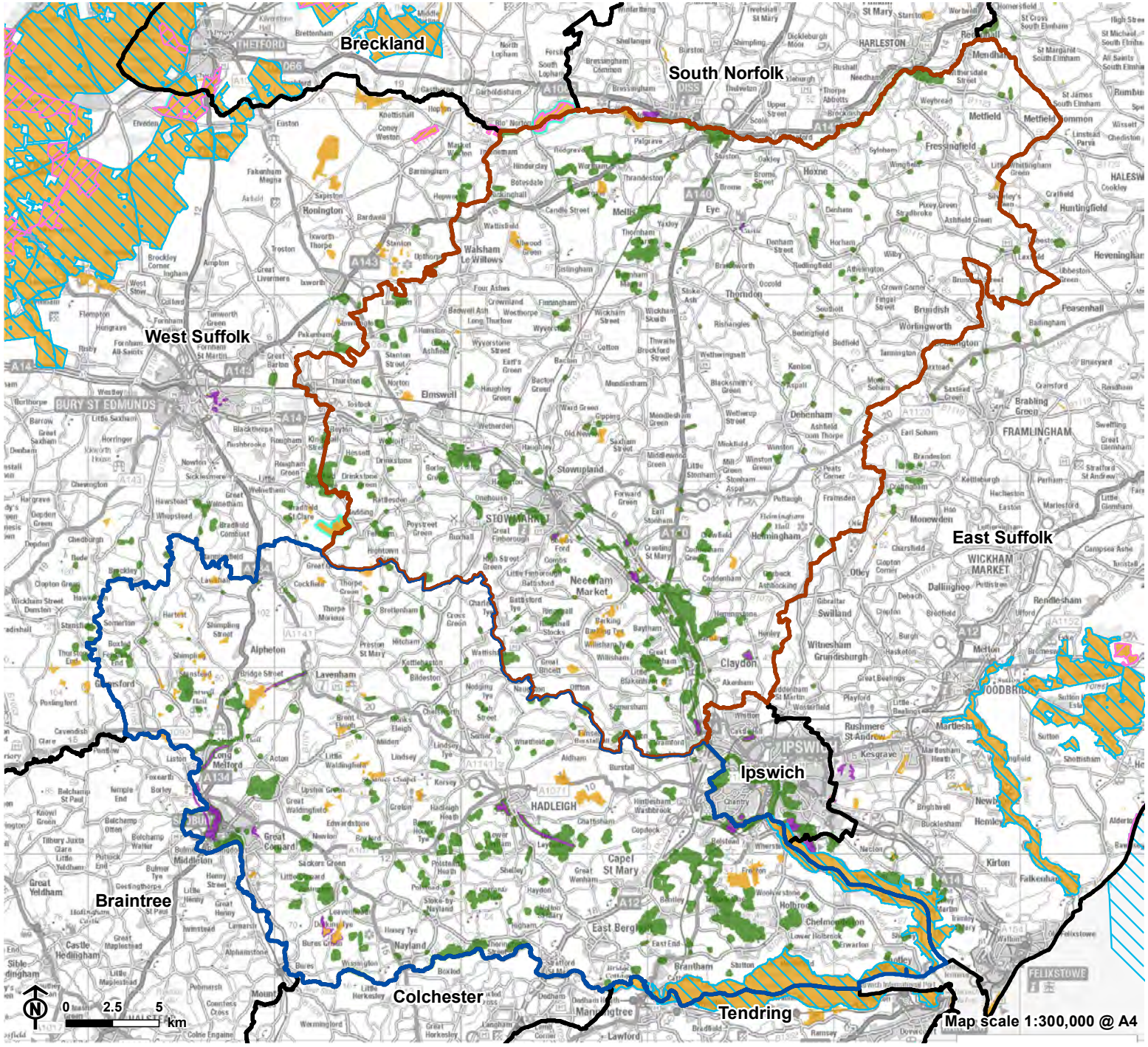
B.238 Out of the 41 SSSIs, five of them are known for their geological significance. BMSDC also contains two Regionally Important Geological/Geomorphological Sites (RIGS) (see **Land and Water Resources** for more information). Out of the 41 SSSIs, 15 of them are entirely in favourable condition whereas the remainder are not. Out of the 26 SSSIs that are in unfavourable condition, the following SSSIs were found to be partly or entirely within unfavourable condition and declining[178]:

- **Cornard Mere, Little Cornard SSSI:** 100% of this SSSI is in unfavourable condition and declining.
- **Creeting St. Mary Pits SSSI:** 42.51% of this SSSI is partially destroyed whereas the remainder is in favourable condition.
- **Freston and Cutler's Wood with Holbrook Park SSSI:** This entire SSSI is in unfavourable condition. 8.67% of the SSSI is declining and 61.23% of the SSSI is recovering. There has been no change across the remainder of the SSSI.
- **Gosbeck Wood SSSI:** This Entire SSSI is in unfavourable condition and declining.
- **Hoxne Brick Pit SSSI:** 30.62% of this SSSI is in unfavourable condition and declining, whilst the remainder of the site is in favourable condition and recovering.
- **Kentwell Woods SSSI:** Around 75% of this SSSI is in unfavourable condition with 13.10% declining, 20.23% where there has been no change and 41.52% of which is recovering. The remaining 25% of the site is in favourable condition.
- **Orwell Estuary SSSI:** 11.78% of this SSSI is in unfavourable condition and declining, whilst 9.73% of the site is also in unfavourable condition but there has been no change. The remainder of the site is in favourable condition.

[173] BMSDC (2019) Council takes steps to protect wildlife: https://www.midsuffolk.gov.uk/news/council-takes-steps-to-protect-wildlife/.
[174] BMSDC (2019) https://www.babergh.gov.uk/news/babergh-pledges-to-protect-wildlife/
[175] Babergh District Council (August 2012) A Green Infrastructure Framework for Babergh District: https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/GIFramework-Aug2012.pdf.
[176] County Wildlife Sites (CWSs) have been identified throughout Suffolk and range from small meadows, green lanes, dykes and hedges to much larger areas of ancient woodland, heathland, greens, commons and marsh. CWSs complement statutorily protected areas and nature reserves (such as SSSIs and Local and National Nature Reserves) by helping to maintain habitat links between these sites.
[177] The Local Nature Reserves are statutory designations which have wildlife or geological features that are of special interest to the local area.
[178] Natural England (2020) Designated Sites View: https://designatedsites.naturalengland.org.uk/SiteSearch.aspx.

- **Stour Estuary SSSI:** 1.99% of this SSSI is in unfavourable condition and declining, whilst the remainder of the site is in favourable condition.

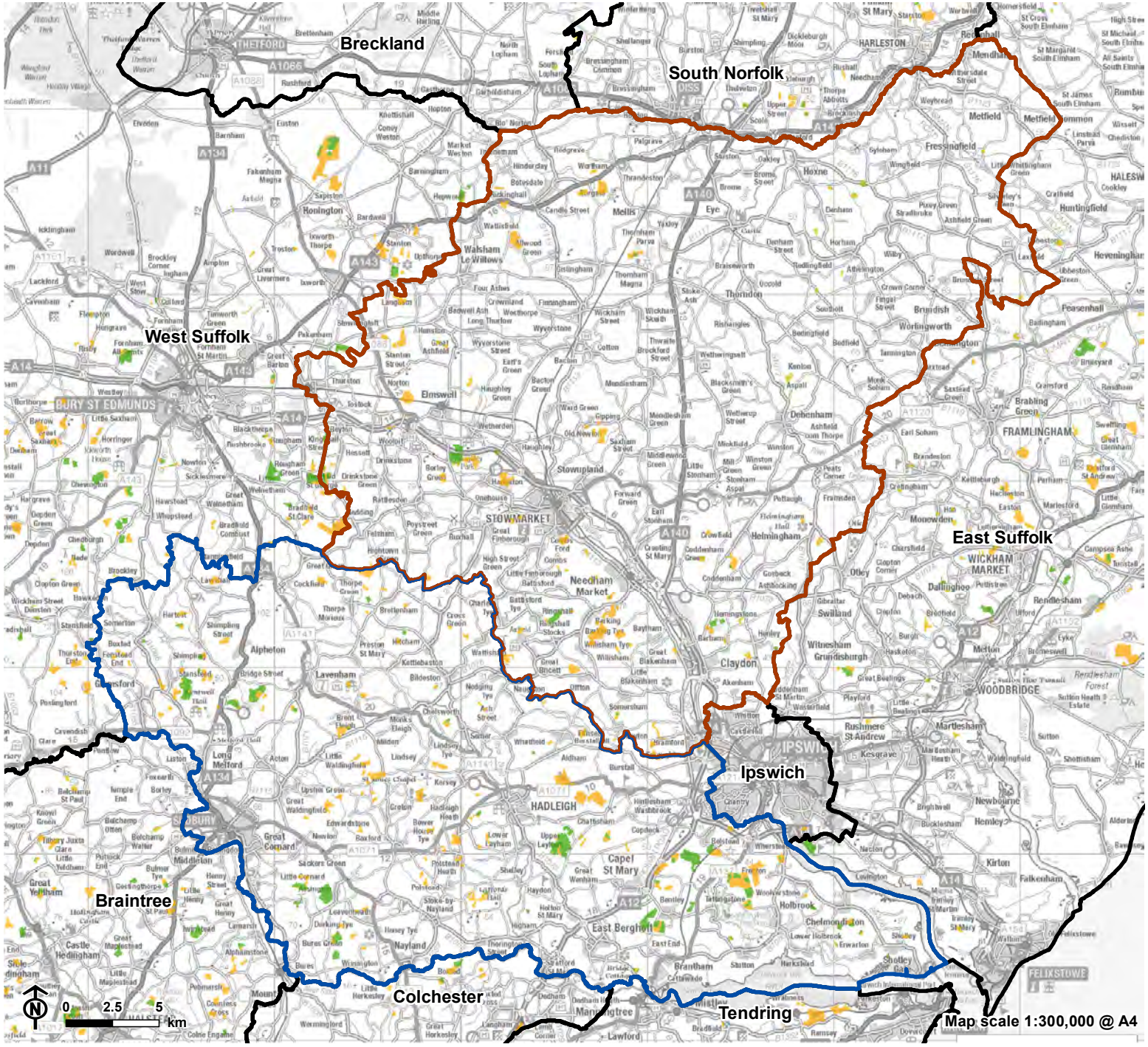
Figure B.16: Designated Biodiversity Assets



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CB:KS EB:Stenson_K LUC FIGB_16_10920_Biodiversity_r0_A4L 11/06/2020
Source: Natural England, Babergh and Mid Suffolk District Council

Figure B.17: Ancient Woodland Inventory



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CB:KS EB:Stenson_K LUC FIGB_17_10920_AWI_r0_A4L 11/06/2020
Source: Natural England, Babergh and Mid Suffolk District Council

Historic Environment

Policy context

International

B.239 European Convention for the Protection of the Architectural Heritage of Europe (1985)[179]: Defines "architectural heritage" and requires that the signatories maintain an inventory of it and take statutory measures to ensure its protection. Conservation policies are also required to be integrated into planning systems and other spheres of government influence as per the text of the convention.

B.240 Valletta Treaty (1992) formerly the European Convention on the Protection of the Archaeological Heritage (Revisited)[180]: Aims to protect the European archaeological heritage "as a source of European collective memory and as an instrument for historical and scientific study".

National

B.241 Ancient Monuments & Archaeological Areas Act 1979[181]: a law passed by the UK government to protect the archaeological heritage of England & Wales and Scotland. Under this Act, the Secretary of State has a duty to compile and maintain a schedule of ancient monuments of national importance, in order to help preserve them. It also creates criminal offences for unauthorised works to, or damage of, these monuments.

B.242 Planning (Listed Buildings & Conservation Areas) Act 1990[182]: An Act of Parliament that changed the laws for granting of planning permission for building works, with a particular focus on listed buildings and conservation areas.

B.243 National Planning Policy Framework (NPPF)[183]: Plans should "set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a. the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b. the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c. the desirability of new development making a positive contribution to local character and distinctiveness; and

d. opportunities to draw on the contribution made by the historic environment to the character of a place."

B.244 National Planning Practice Guidance (PPG)[184]: Supports the NPPF by requiring that Local Plans include strategic policies for the conservation and enhancement of the historic environment, including a positive strategy for the conservation and enjoyment of the historic environment. It also states that local planning authorities should identify specific opportunities for conservation and enhancement of heritage assets.

B.245 The Government's Statement on the Historic Environment for England 2010[185]: Sets out the Government's vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life. Includes reference to promoting the role of the historic environment within the Government's response to climate change and the wider sustainable development agenda.

[179] Council of Europe (1985) European Convention for the Protection of the Architectural Heritage of Europe: https://rm.coe.int/168007a087.
[180] Council of Europe (1992) Valletta Treaty: https://rm.coe.int/168007bd25.
[181] HM Government (1979) Ancient Monuments & Archaeological Areas Act: https://consult.environment-agency.gov.uk/engagement/bostonbarriertwao/results/b.21---ancient-monuments-and-archaeological-areas-act-1979.pdf.
[182] HM Government (2002) Planning (Listed Buildings & Conservation Areas) Act (1990): http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf.
[183] Ministry of Housing, Communities and Local Government (last updated 19 June 2019) National Planning Policy Framework: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf.
[184] Ministry of Housing, Communities & Local Government (last updated 1 October 2019) Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance.
[185] HM Government (2010) The Government's Statement on the Historic Environment for England 2010: https://www.gov.uk/government/publications/the-governments-statement-on-the-historic-environment-for-england.

B.246 The Heritage Statement 2017[186]: Sets out how the Government will support the heritage sector and help it to protect and care for our heritage and historic environment, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.

B.247 Sustainability Appraisal and Strategic Environmental Assessment Historic England Advice Note 8[187]: Sets out Historic England's guidance and expectations for the consideration and appraisal of effects on the historic environment as part of the Sustainability Appraisal/Strategic Environmental Assessment process.

Current baseline

Heritage assets

B.248 The Districts have a range of unique historic assets, which give the Districts character and beauty[188]. These assets include Scheduled Monuments, Registered Parks and Gardens (SAMs) and a range of listed buildings (Grades I, II and II*), as shown in **Figure B.18** and **Figure B.19**. A number of non-designated heritage assets are also located across both Districts.

B.249 In Babergh District, there are 39 Scheduled Monuments, two Registered Parks and Gardens, 88 Grade I Listed Buildings, 3,173 Grade II Listed Buildings and 188 Grade II* Listed Buildings.

B.250 In Mid Suffolk there are 35 Scheduled Monuments, five Registered Parks and Gardens, 87 Grade I Listed Buildings, 2,710 Grade II Listed Buildings and 1,889 Grade II* Listed Buildings.

B.251 A Conservation Area is defined as ""an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance"[189]. It usually consists of a historic core with a number of listed buildings. There are 60 Conservation Areas altogether in both Districts. The Councils have produced Conservation Area Appraisals, which have been adopted by the Council[190].

B.252 BMSDC's Heritage and Settlement Sensitivity Assessment (2018) provides details on the historic landscape of the Districts. The document assesses 42 settlements which have been identified as potential areas of residential expansion. Eight of these settlements are identified as being of cumulatively high value, specifically: Boxford, Debenham, East Bergholt, Eye, Hoxne, Lavenham, Long Melford and Nayland.

Heritage assets at risk

B.253 Historic England has a Heritage at Risk Register[191] which includes historic buildings, sites and conservation areas at risk of being lost through neglect, deterioration or decay[192]. The Register aims to highlight those places and buildings in greatest need of repair.

B.254 In Babergh, there are two Grade II* buildings that are at risk:

- **Barn north east of Bentley Hall, Bentley Hall Road, Bentley:** very bad condition.
- **Church of St Mary, Fish Pond Hill, Harkstead:** poor condition.

B.255 There are also three Scheduled Monuments in the District that are at risk:

- **Roman villa north east of Rodbridge House, Long Melford:** extensive significant problems.
- **Wissington ring ditch cluster. Nayland-with-Wissington:** extensive significant problems.
- **Wood Hall moated site, Sudbury:** generally unsatisfactory with major localised problems.

[186] Department for Digital, Culture Media and Sport (2017) Heritage Statement 2017: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/664657/Heritage_Statement_2017__final_-_web_version_.pdf.
[187] Historic England (2016) Sustainability Appraisal and Strategic Environmental Assessment: Historic England Advice Note 8: https://content.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/heag036-sustainability-appraisal-strategic-environmental-assessment.pdf/.
[188] BMSDC (2020) Heritage: https://www.midsuffolk.gov.uk/planning/heritage/.
[189] BMSDC (2020) Living in a Conservation Area: https://www.midsuffolk.gov.uk/planning/heritage/living-in-a-conservation-area/.
[190] BMSDC (2020) Heritage: https://www.midsuffolk.gov.uk/planning/heritage/conservation-area-appraisals/.
[191] Historic England (2019) Risk Register: https://historicengland.org.uk/images-books/publications/har-2019-registers/ee-har-register2019/.
[192] Historic England (2019) Risk Register: https://historicengland.org.uk/images-books/publications/har-2019-registers/ee-har-register2019/.

B.256 In Mid Suffolk, there are four Grade I Listed Buildings and six Grade II* listed buildings that are at risk:

- **Church of St Mary and St Laurence, The Street, Great Bricett (Grade I):** fair condition.
- **Church of St Mary, Hall Lane, Nettlestead (Grade I):** poor condition.
- **Church of St Margaret, Little Green, Thrandeston (Grade I):** poor condition.
- **Church of St Mary, Church Lane, Yaxley (Grade I):** very bad condition.
- **Badley Hall barn 100 metres south east of Badley Hall, Badley (Grade II*):** poor condition.
- **Badley Hall dovecote 60 metres east of Badley Hall, Badley (Grade II*):** poor condition.
- **Poplar Farmhouse, Brome and Oakley (Grade II*):** very bad condition.
- **Barn 200 metres west of Hall's Farmhouse, Halls Lane, Norton (Grade II*):** poor condition.
- **Church of St Mary, The Street, Horham (Grade II*):** poor condition.
- **Church of All Saints, Church Street, Stadbroke (Grade II*):** very bad condition.
- **Church of All Saints, Church Lane, Stuston (Grade II*):** very bad condition.

B.257 Furthermore, there are 2 Scheduled Monuments in the District that are at risk:

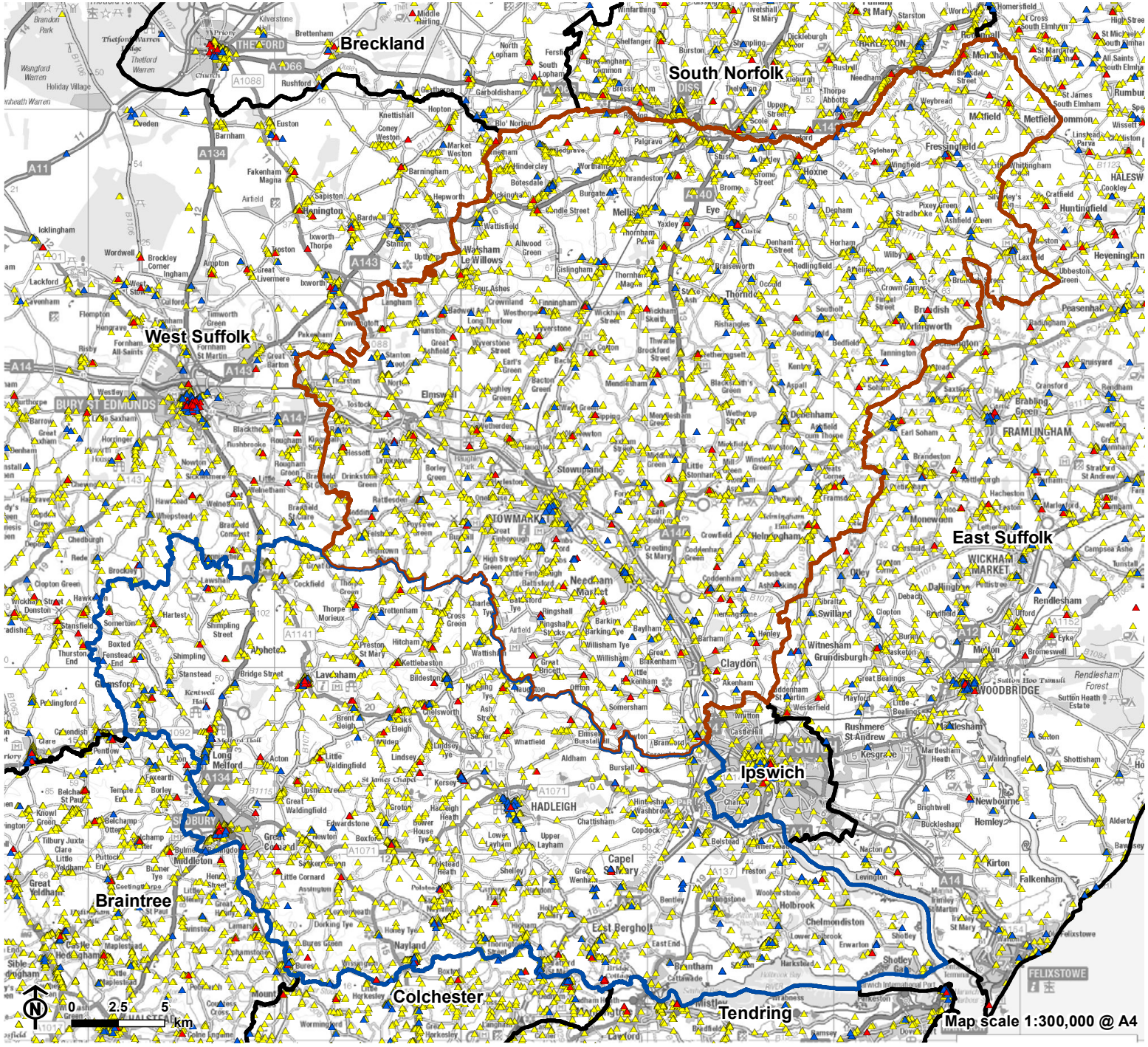
- **Barn at Rook Hall, Eye:** very bad condition.
- **Baylham Roman site, Coddenham:** extensive significant problems.

B.258 Finally, there is a Registered Park and Garden (Grade I) with 22 listed buildings that partially falls within a Conservation Area. It is generally unsatisfactory with major localised problems.

B.259 The heritage assets at risk are shown in **Figure B.20**.

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Figure B.18: Listed Buildings



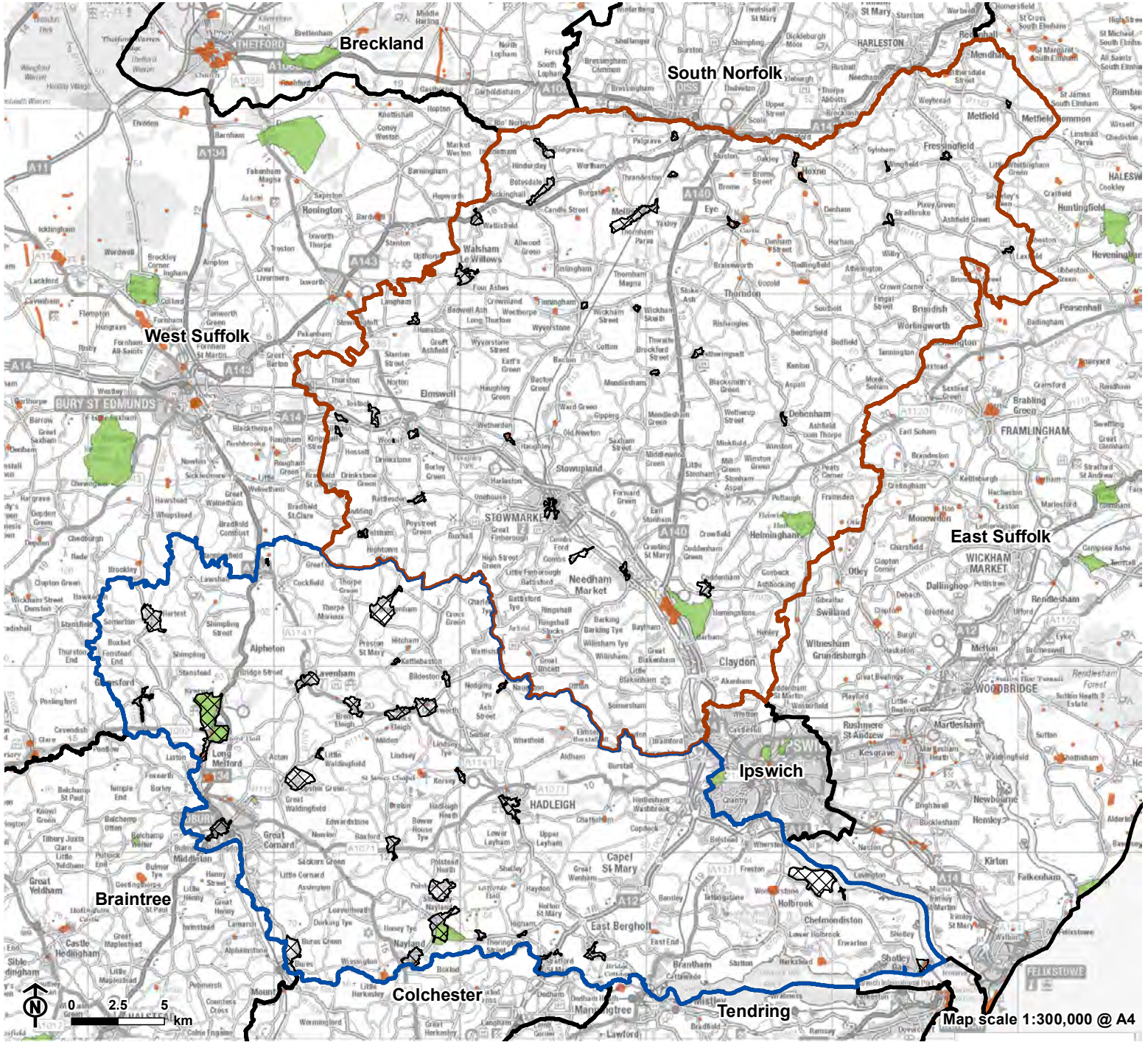
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CB:KS EB:Stenson_K LU C FGB_18_10920_Listed_Buildings_r0_A4L 11/06/2020
Source: Historic England

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LUC

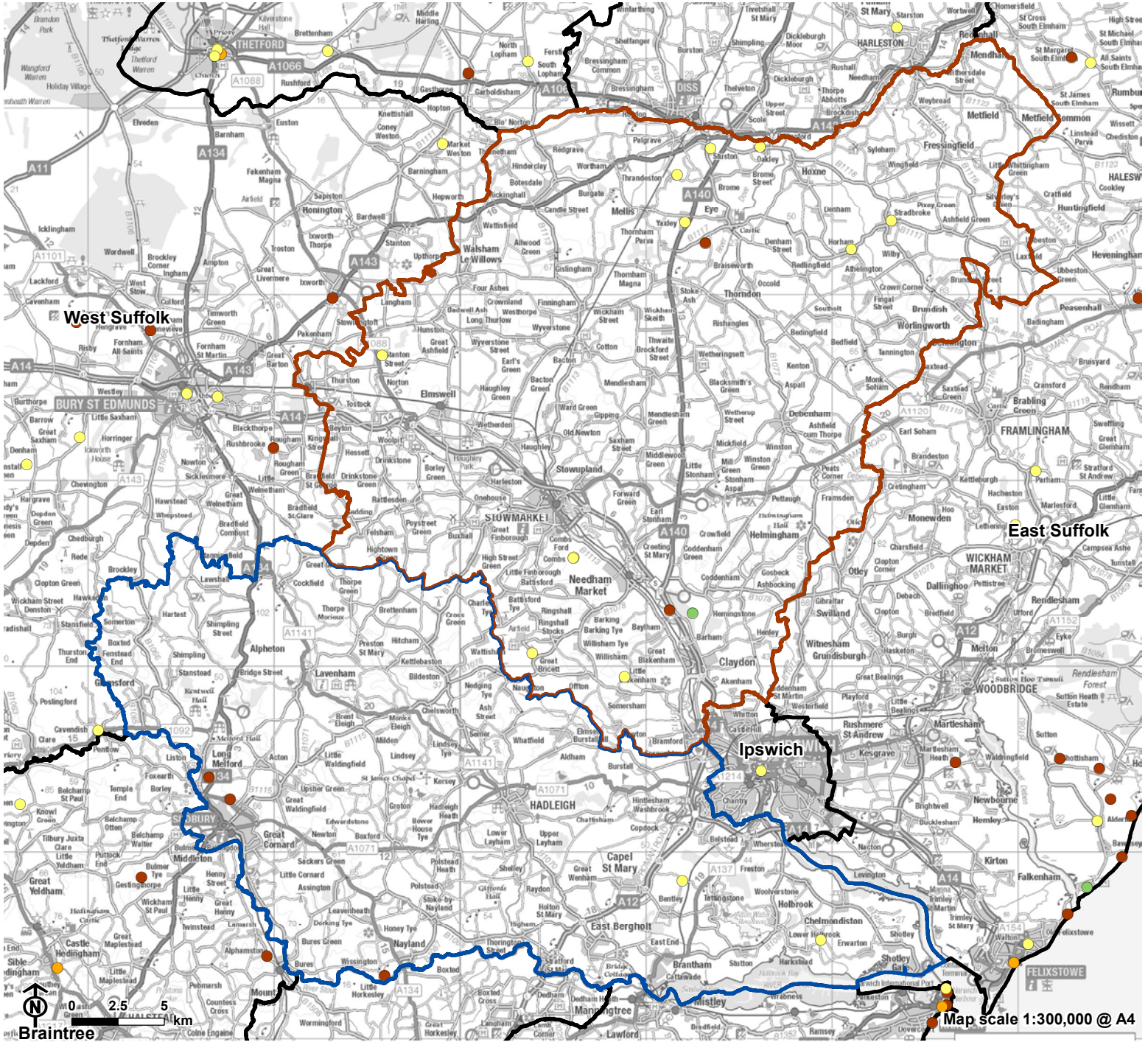
Figure B.19: Heritage Assets



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CB:KS EB:Stenson_K LUC FIGB_19_10920_Heritage_r0_A4L 11/06/2020
Source: Historic England, Babergh and Mid Suffolk District Council

Figure B.20: Heritage Assets at Risk



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CB:KS EB:Stenson_K LUC FIGB_20_10920_Heritage_at_Risk_r0_A4L 04/09/2020
Source: Historic England, Ipswich Borough Council

Landscape

Policy context

International

B.260 European Landscape Convention (2002)[193]: Promotes landscape protection, management and planning. The Convention is aimed at the protection, management and planning of all landscapes and raising awareness of the value of a living landscape.

National

B.261 National Planning Policy Framework (NPPF)[194]: Planning principles include:

- Recognising the intrinsic beauty and character of the countryside.
- Protecting and enhancing valued landscapes. Development should be sympathetic to local character and history, including the surrounding built environment and landscape setting.
- Conserve and enhance landscape and scenic beauty in National Parks, The Broads and Areas of Outstanding Natural Beauty.

B.262 National Planning Practice Guidance (PPG)[195]: Updated in 2019 to provide information on how development within the setting of National Parks, the Broads and Areas of Outstanding Natural Beauty should be dealt with. According to the guidance, land within the setting of these areas often makes an important contribution to maintaining their natural beauty. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.

B.263 A Green Future: Our 25 Year Plan to Improve the Environment[196]: Sets out goals for improving the environment within the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. Identifies six key areas around which action will be focused. Those of relevance to this chapter are: recovering nature and enhancing the beauty of landscapes. Actions that will be taken as part of this key area are as follows:

- Working with AONB authorities to deliver environmental enhancements.
- Identifying opportunities for environmental enhancement of all England's Natural Character Areas, and monitoring indicators of landscape character and quality.

Sub-national

B.264 Joint Babergh & Mid Suffolk Landscape Character Guidance (2015)[197]: Provides guidance to outline the main elements of the existing character, as well as the broad principles that all development in the countryside will have to follow. The guidance aims to help retain and enhance valuable landscape characteristics that are important to Babergh and Mid Suffolk, while also encouraging developments in appropriate locations with good design leading to sustainable economic benefits.

B.265 Dedham Vale AONB Management Plan 2016-2021[198]: The plan sets out the management objectives for the area which have been agreed with the relevant Local Authorities and organisations involved with the project's partnership. It aims to conserve and enhance natural beauty with secondary purposes to meet the needs of recreation, safeguarding agriculture, forestry and other rural industries.

[193] Council of Europe (2000) European Landscape Convention: https://rm.coe.int/1680080621
[194] Ministry of Housing, Communities and Local Government (last updated 19 June 2019) National Planning Policy Framework: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf.
[195] Ministry of Housing, Communities & Local Government (last updated 1 October 2019) Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance.
[196] HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf.
[197] BMSDC (2015) Landscape Guidance: https://www.babergh.gov.uk/assets/DM-Planning-Uploads/Joint-Landscape-Guidance-Aug-2015.pdf.
[198] Dedham Vale Area of Outstanding Natural Beauty (AONB) and Stour Valley (2016) Dedham Vale Area of Outstanding Natural Beauty (AONB) and Stour Valley Management Plan 2016-2021: http://www.dedhamvalestourvalley.org/assets/About-Us/Man-Plan-consultation/AONB-Management-Plan-web.pdf.

B.266 Suffolk Coast & Heaths AONB Management Plan 2018-2023[199]: The management plan has five objectives that focus on different topics such as landscape, coast and estuaries, land use and wildlife, enjoying the area and working together. It sets out a vision for the area and aims to conserve and enhance the area.

Current baseline

B.267 In Babergh District, there are two Areas of Outstanding Natural Beauty (AONB): Dedham Vale and Suffolk Coast & Heaths, both located in the south and south-east of the District, respectively, as shown in **Figure B.21**. In July 2020, the Secretary of State confirmed Natural England's legal Order to designate three extensions to the Suffolk Coast & Heaths AONB. The three new boundary extensions increase the size of the existing AONB by approximately 38km2 (an increase of approximately 9.5%). The areas are now confirmed as forming part of the Suffolk Coast & Health AONB are:

- The Stour Estuary including the estuary itself, the northern estuary slopes at Brantham and the majority of the southern estuary valley slopes in Essex.
- The Freston Brook Valley, a tributary of the Orwell Estuary which extends inland from the existing AONB boundary westwards and includes surrounding plateau woodlands.
- The Samford Valley, a tributary of the Stour Estuary, which extends further inland from the existing AONB boundary at Stutton Bridge and includes some areas of neighbouring Shotley Peninsula Plateau.

B.268 National Character Area (NCA) profiles created by Natural England are used to define the specific combination of landscape, geodiversity, biodiversity, history, culture and economic activity in an area. NCAs follow natural lines in the landscape instead of administrative boundaries[200]. The National Character Areas are shown in **Figure B.22**.

B.269 Babergh runs through the NCAs Suffolk Coast and Heaths (82) and South Suffolk and North Essex Clayland (86)[201]. Mid Suffolk runs through the NCAs South Norfolk and High Suffolk Claylands (83) and South Suffolk and North Essex Clayland (86).

B.270 Suffolk Coast and Heaths (82) is found in the south-east of Babergh District covering Shotley Gate, Pin Mill and Holbrook. This NCA is one of the driest parts of the country, with local rainfall typically only two thirds of the national average. The underlying geology shaped by the effects of the sea and interactions of people have created the distinctive landscape character. The majority of the NCA is flat or gently rolling and often open with a few viewpoints. Wildlife habitats and landscape features are found in close proximity in many places, especially near the coast, which provide great diversity in a small area. This NCA also contains part of Dedham Vale Area of Outstanding Natural Beauty (AONB).

B.271 South Norfolk and High Suffolk Claylands (83) is found in the north of Mid Suffolk District. The High Suffolk Claylands is a high predominately flat clay plateau which dominates the area of the NCA and is dissected by a small number of small-scale wooded river valleys with complex slopes. The underlying geology is chalk and this the principal aquifer. Shallow marine deposits are overlain with glacial till, buried river gravels, lake sediments and finally bands of glacial outwash deposits.

B.272 South Suffolk and North Essex Clayland (86) is found in the north, north-west and south of Babergh District. The landscape is ancient with wooded arable countryside and a distinct sense of closure. The NCA is mainly gently undulating with chalky bounder clay plateau. The undulations are caused by numerous small-scale river valleys that cut through the plateau. Old species-rich hedgerows, ancient woodlands, parklands and meadows with streams and rivers flow eastwards. Despite field enlargements in the second half of the 20th century, there are still traditional irregular field patterns over much of the area. The moderately fertile soils are chalky clay and give the vegetation a more or less calcareous character. In addition, there are gravel and sand deposits under the clay which is an important geological feature that is often exposed during mineral extraction.

B.273 The NCA profiles indicate the drivers for change as well as the opportunities for environmental improvement. Typical drivers of change include development pressure, noise and light pollution, recreational pressure, changes in farming practices and intensive agriculture, mineral extraction, declines in biodiversity, loss or neglect of historic features, pressure on the water environment, and climate change.

[199] Suffolk Coast & Heaths Area of Outstanding Natural Beauty (2018) Suffolk Coast & Heaths Area of Outstanding Natural Beauty Management Plan (2018-2023): http://www.suffolkcoastandheaths.org/assets/About-Us/Man-Plan-Docs/2018-2023/2018-23-SCH-Management-Plan.pdf.
[200] HM Government (2014) National Character Areas: https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making.
[201] HM Government (2014) National Character Area: https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles.

B.274 The Value Landscape Assessment of the Stour Valley Additional Project Area (APA) (2020)[202] associated with the Dedham Vale and the Suffolk Coast & Heaths AONBs, which lies beyond these designation boundaries, states that the Stour Valley Project Area shares similar characteristics to the Dedham Vale AONB. The special qualities of the AONB are set out in the AONB Management Plan as follows[203]:

- Iconic lowland river valley associated with the artist John Constable RA, the views he painted are still recognisable today.
- Historic villages with timber framed housing and prominent churches.
- Valley bottom grazing marshes with associated drainage ditches and wildlife.
- Naturally functioning River Stour with associated tributaries, meres and historic river management features.
- Semi natural ancient woodlands on valley sides and associated wildlife.
- Traditional field boundaries intact and well managed.
- Apparent and buried archaeology indicating millennia of human occupation.
- A sense of relative tranquillity;
- Surprisingly, long distance views from higher ground along the valley in an area associated with large skies.

B.275 In addition, the Report describes the APA as predominantly rural with medieval settlement patterns, and although the landscape has been altered by agricultural practices and the growth of settlements, it is fundamentally unchanged. Isolated farm buildings and hamlets are scattered throughout the landscape. The historic centres of many of the villages and towns within the assessment area have retained their special character with timber framed buildings, imposing churches and village greens[204].

B.276 The Value Landscape Assessment of the Suffolk Coast & Heaths APA (2020)[205] associated with the Dedham Vale and the Suffolk Coast & Heaths AONBs, states that the Shotley Peninsula area of the APA was specifically picked out as a key landscape attribute of National Character Area 82: Suffolk Coast and Heaths. The area's generally less impoverished soils were considered to be the best in Suffolk and they have had a significant impact on the landscape, evidenced by historic farms and settlements.

B.277 The Suffolk Coast & Heaths APA shares similar characteristics to the Suffolk Coasts & heaths AONB, the special qualities of which are set out in the publication on Natural Beauty and Special Quality Indicators[206], and summarised below:

- Repetitive pattern of east west estuaries penetrating the coastal farmlands and heaths;
- Close knit interrelationship of semi-natural and cultural landscapes and built heritage features creating attractive compositions;
- Important areas of heath and acid grassland and coastal habitats highly valued for biodiversity;
- Enigmatic built structures and features including Sizewell and Orford Ness which sit within an open large-scale costal setting;
- Sea cliffs and shingle beaches contrast with gently rolling sandland heaths and farmland;
- Long distant and panoramic views and large skies;
- Villages and small towns which high concentration of built heritage assets and local vernacular connected by network of hedged rural lanes;
- Designed parkland landscapes overlooking estuaries and high concentration of veteran trees;

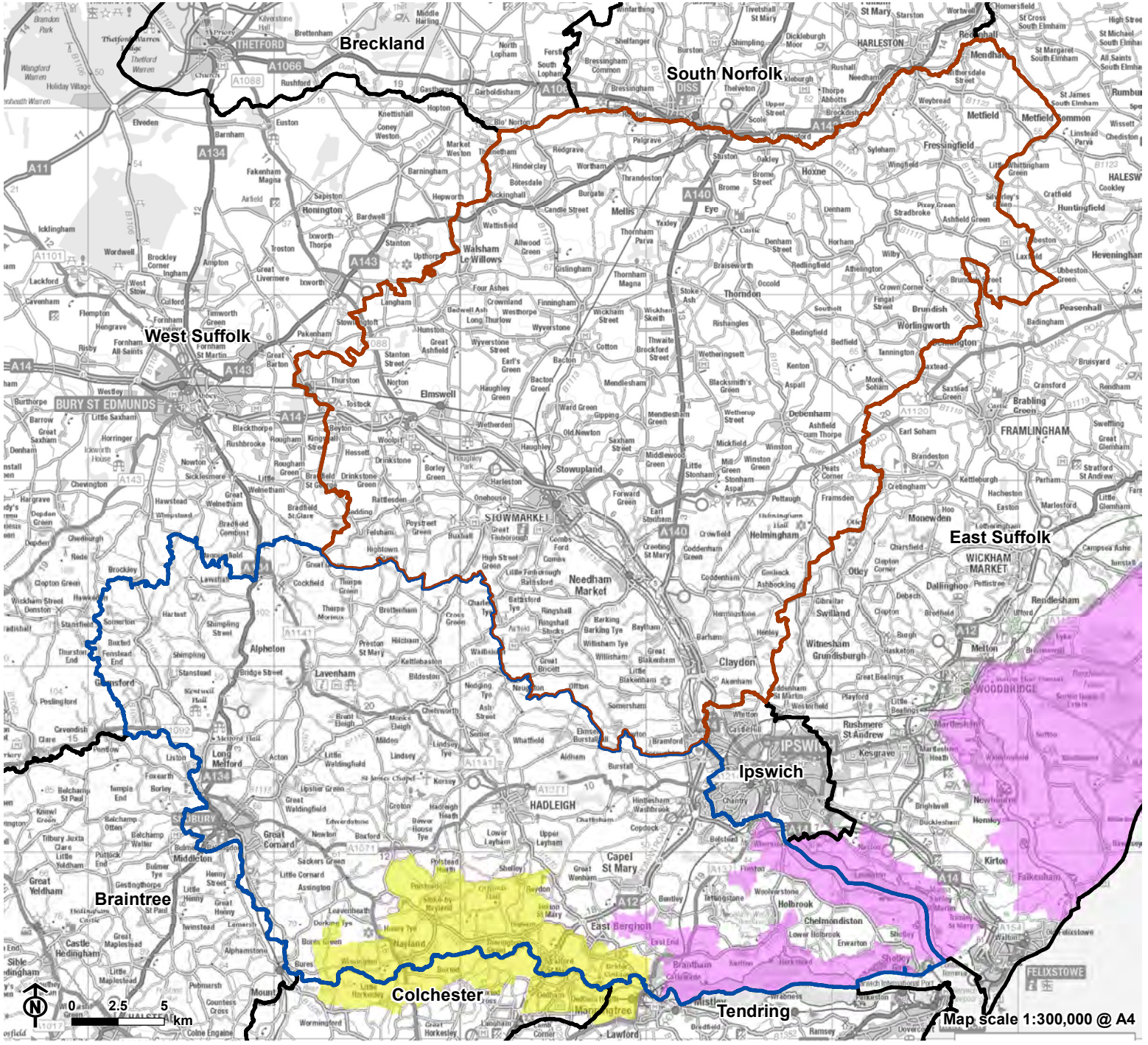
[202] Suffolk Coast & Heaths Additional Project Area (2020) Valued Landscape Assessment: Stour Valley Project Area, Final Report
[203] Dedham Vale Area of Outstanding Natural Beauty (AONB) and Stour Valley (2016) Dedham Vale Area of Outstanding Natural Beauty (AONB) and Stour Valley Management Plan 2016-2021: http://www.dedhamvalestourvalley.org/assets/About-Us/Man-Plan-consultation/AONB-Management-Plan-web.pdf.
[204] Dedham Vale Area of Outstanding Natural Beauty (AONB) and Stour Valley (2016) Dedham Vale Area of Outstanding Natural Beauty (AONB) and Stour Valley Management Plan 2016-2021: http://www.dedhamvalestourvalley.org/assets/About-Us/Man-Plan-consultation/AONB-Management-Plan-web.pdf.
[205] Suffolk Coastal District Council (2020) Value Landscape Assessment: Suffolk Coast & Heaths Additional Project Area, Final Report.
[206] Suffolk Coast & Heaths Area of Outstanding Natural Beauty, Natural Beauty and Special Qualities Indicators, Nov 2016, LDA Design: https://www.eastsuffolk.gov.uk/assets/Planning/Adastral-Park/Environmental-Statement-Volume-2b-appendices/Appendix-H6-Suffolk-Coast-and-Heaths-AONB-Natural-Beauty-and-Special-Qualities-Indicators-November-2016.pdf

- Associations with writers and poets;
- A sense of relative tranquillity.

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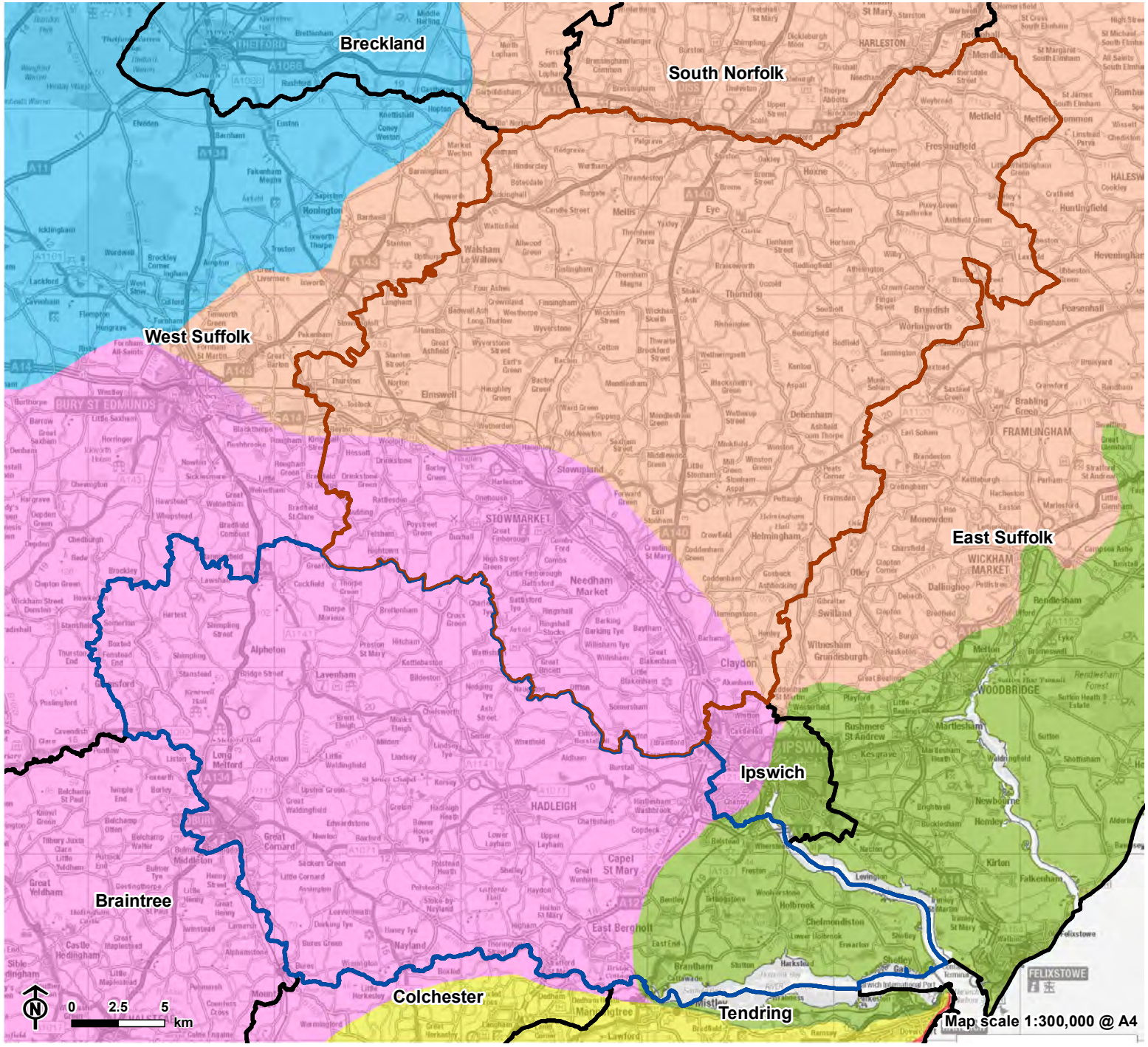
Figure B.21: Nationally Designated Landscapes



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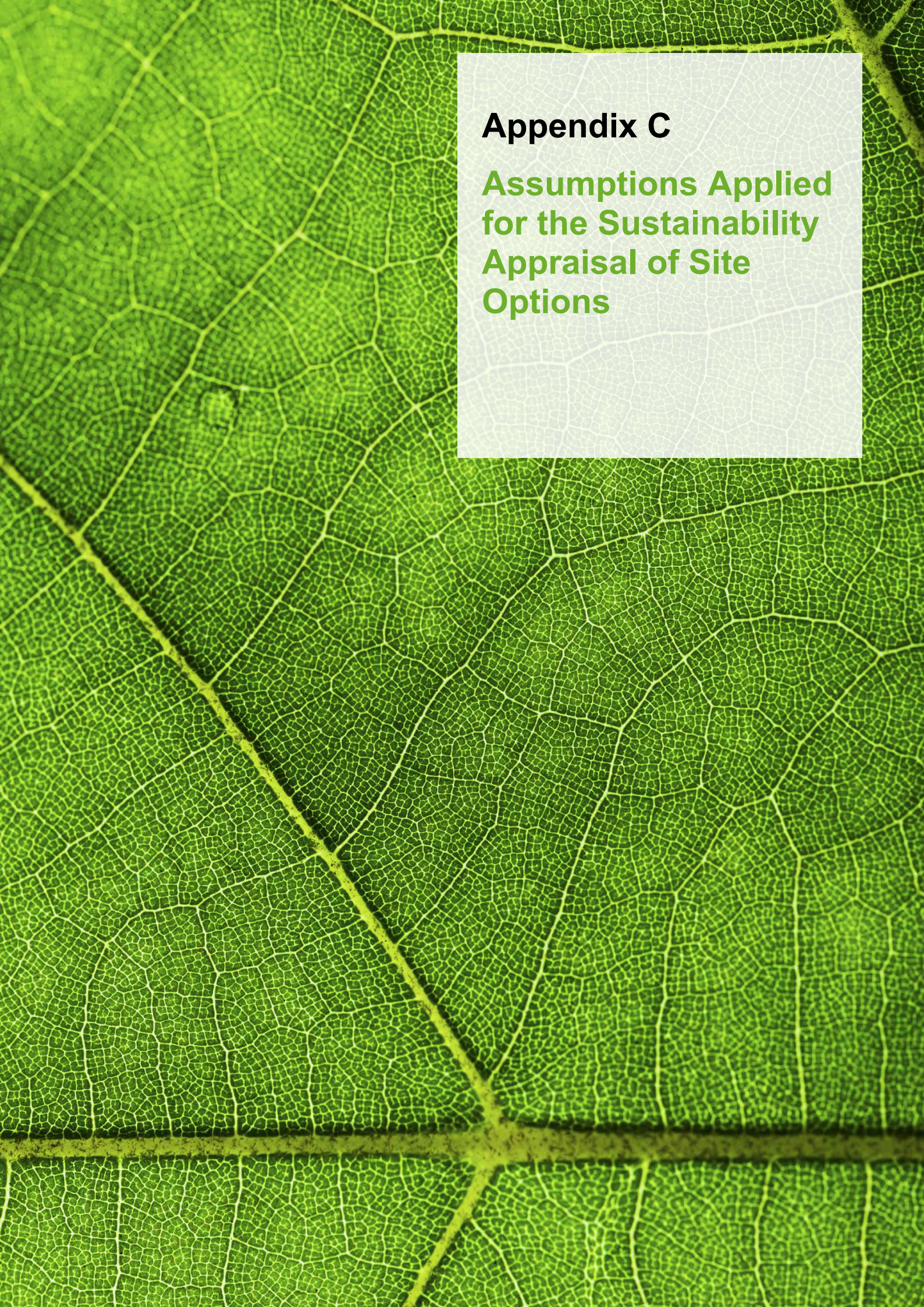
CB:KS EB:Stenson_K LUC FIGB_21_10920_AONB_r0_A4L 04/09/2020
Source: Natural England

Figure B.22: National Character Areas



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CB:KS EB:Stenson_K LUC FIGB_22_10920_NCA_r0_A4L 11/06/2020
Source: Natural England



Appendix C

Assumptions Applied for the Sustainability Appraisal of Site Options

Table C.1: Residential Site Assessment Criteria and Assumptions

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries[1]	<=400m from nearest NHS GP surgery	401-800m from nearest NHS GP surgery	N/A	801-1,200m from nearest NHS GP surgery	>1,200m from nearest NHS GP surgery	N/A	Each criterion 1a to 1c is scored: ■ Major positive +3 ■ Minor positive +1 ■ Minor negative -1 ■ Major negative -3 Scores totalled, and then averaged (i.e. total score divided by 3). Overall significance is scored as follows: ■ Significant positive >= +2 ■ Minor positive >0 to <2 ■ Minor negative <0 to >-2 ■ Significant negative <= -2
	1b Open space, sport and recreation[2]	<=300m from open space, sport, recreation facility, open country and registered common land	301-800m from open space, sport, recreation facility, open country and registered common land	N/A	801-1,200m from open space, sport and recreation facility **OR** Loss of <25% open space, sport, recreation facility, open country and registered common land	>1,200m from open space, sport and recreation facility **OR** Loss of >=25% open space, sport, recreation facility, open country and registered common land	N/A	
	1c Public Rights of Way (PRoW)	<=200m from PRoW	201-400m from PRoW	N/A	401-800m from PRoW	>800m from PRoW	Development could result in loss or diversion of PRoW	
2. To maintain and improve levels of	2a Primary schools[3]	<=400m from primary or middle school	401-800m from primary or middle school	N/A	801-1,200m from primary or middle school	>1,200m from primary or middle school	N/A	Each criterion 2a to 2b is scored: ■ Major positive +3

[1] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.
[2] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.
[3] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
education and skills in the population overall.	2b Secondary schools[4]	<=500m from secondary school	501-1,000m from secondary school	N/A	1,001-2,000m from secondary school	>2,000m from secondary school	N/A	■ Minor positive +1 ■ Minor negative -1 ■ Major negative -3 Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows: ■ Significant positive >= +2 ■ Minor positive >0 to <2 ■ Negligible 0 ■ Minor negative <0 to >-2 ■ Significant negative <= -2 Criterion 2c not used for significance scoring as 2a and 2b are main determinants of access to education
	2c Further and higher education facilities[5]	<=500m from Further and higher education facilities	501-1,000m from Further and higher education facilities	N/A	1,001-2,000m from Further and higher education facilities	>2,000m from Further and higher education facilities	N/A	
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	Site located within one of the 20% most deprived areas within the JLP area	Site located within one of the 20%-50% most deprived areas within the JLP area	All other sites	N/A	N/A	N/A	Each criterion 3a to 3c is scored: ■ Major positive +3 ■ Minor positive +1 ■ Negligible 0 ■ Minor negative -1 ■ Major negative -3
	3b Settlement hierarchy	Site located within or adjacent to the Ipswich Fringe or Market Towns/Urban Areas	Site located within or adjacent to the Core Villages	N/A	Site located within or adjacent to the Hinterland Villages	All other sites	N/A	

[4] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.
[5] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
	3c Centres of employment[6]	<=500m from Strategic Employment Site/Enterprise Zone	501-1,000m from Strategic Employment Site/Enterprise Zone	N/A	1,001-2000m from Strategic Employment Site/Enterprise Zone	>2,000m from Strategic Employment Site/Enterprise Zone	N/A	Scores totalled, and then averaged (i.e. total score divided by 3). Overall significance is scored as follows: ■ Significant positive >= +2 ■ Minor positive >0 to <2 ■ Negligible 0 ■ Minor negative <0 to >-2 ■ Significant negative <= -2
4. To meet the housing requirements of the whole community.	4a Housing provision	Significantly contributes to the delivery of housing: >=250 dwellings	Contributes to the delivery of housing: <250 dwellings	N/A	N/A	N/A	When based on an assumed density basis.	Each criterion 4a to 4b is scored: ■ Major positive +3 ■ Minor positive +1 ■ Negligible 0 ■ Minor negative -1 ■ Major negative -3 Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows: ■ Significant positive >= +2 ■ Minor positive >0 to <2 ■ Minor negative <0 to >-2
	4b Barriers to housing and services	Site located within one of the 20% most deprived areas within the JLP area ('Overall – Barriers to housing and services' domain of English Indices of Deprivation)	Site located within one of the 20-50% most deprived areas within the JLP area ('Overall – Barriers to housing and services' domain of English Indices of Deprivation).	All other sites	N/A	N/A	N/A	

[6] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
								■ Significant negative <= -2
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	N/A	N/A	All other sites.	Site falls within Source Protection Zone 2 or 3.	Site falls within Source Protection Zone 1.	N/A	If any of the criteria score major negative then the score is significant negative. If three or more of criteria 5a to 5d score minor negative, then the score is significant negative. If only one or two of criteria 5a to 5d score minor negative, then the score is minor negative. All other sites score negligible (0).
	5b Water Resource Zones	N/A	N/A	All other sites	Site scores 'Amber' in the Water Supply Network RAG Assessment.	Site scores 'Red' in the Water Supply Network RAG Assessment.	N/A	
	5c WwTW Flow Capacity	N/A	N/A	All other sites	Site scores 'Amber' in the WwTW Flow Capacity RAG Assessment.	Site scores 'Red' in the WwTW Flow Capacity RAG Assessment.	N/A	
	5d Foul Sewerage Network Capacity	N/A	N/A	All other sites	Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment.	Site scores 'Red' in the Foul Sewerage Network Capacity RAG Assessment.	N/A	
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	N/A	N/A	All other sites.	Site located within 25km of an AQMA	Site located within 12.5km of an AQMA	N/A	If any of the criteria score major negative then the score is significant negative. If two or more of criteria 6a to 6c score minor negative, then the score is significant negative.
	6b Noise	N/A	N/A	All other sites.	For road and rail noise, sites within: A-weighted equivalent continuous sound	For road and rail noise, sites within: A-weighted equivalent continuous sound	N/A	

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
					level daytime - 16 hour (0700-2300) exceeding 59.9dB	level at night (2300-0700) exceeding 54.9dB. **AND/OR** <= 250m Site Safeguard Area of a waste management facility.		If only one criterion 6a to 6c scores minor negative, then the score is minor negative. All other sites score negligible (0).
	6c Odour	N/A	N/A	All other sites.	N/A	Sites within the 400m Safeguard Area of a water recycling centre.	N/A	
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	Categorised as brownfield	Categorised as mixed-use	N/A	Categorised as mixed-use	Categorised as greenfield	N/A	If criterion 7a is a major positive then site scores significant positive, irrespective of criteria 7b to 7c. If criterion 7a is not major positive, then each criterion 7b to 7c is scored: ■ Major positive +3 ■ Minor positive +1 ■ Negligible 0 ■ Minor negative -1 ■ Major negative -3 Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows: ■ Significant positive >= +2 ■ Minor positive >0 to <2
	7b Agricultural land classification	N/A	N/A	All other sites.	Significant proportion (>=25%) of site on Grade 3 agricultural land. **OR** Site consists partly of Grades 1 and/or 2 agricultural land, but less than 25% of site.	Significant proportion (>=25%) of site on Grade 1 or 2 agricultural land.	N/A	
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	N/A	N/A	All other sites.	Site is within a Minerals Consultation Area	Site is within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction	N/A	

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
								■ Minor negative <0 to >-2 ■ Significant negative <= -2
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	The location of sites is not likely to influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill. Nor is the location of sites likely to have an effect on the recovery, re-use or recycling of waste materials, or the demand for recycled material. These details will be promoted and secured through the detailed design proposals for each site at the planning application stage and strategic policies. Therefore, all sites are likely to have an uncertain effect on this objective.						
	8b Sustainable design and construction techniques	The location of housing and employment sites will not have an effect on sustainable design and construction techniques, as these are decided at the design stage of development. Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.						
9. To reduce contribution to climate change.	9a Transport links	Sites that perform very well against the following criteria: 1a to 1c 2a to 2c 3b to 3c 16a to 16c	Sites that perform moderately well against the following criteria: 1a to 1c 2a to 2c 3b to 3c 16a to 16c	Sites that have average performance against the following criteria: 1a to 1c 2a to 2c 3b to 3c 16a to 16c	Sites that perform moderately poorly against the following criteria: 1a to 1c 2a to 2c 3b to 3c 16a to 16c	Sites that perform very poorly against the following criteria: 1a to 1c 2a to 2c 3b to 3c 16a to 16c	Relative performance will be determined once the appraisal results are produced for the relevant criteria	Scores for each criterion totalled. Overall significance scored as follows: Significant positive: sites where total score for all criteria added >=11.0 Minor positive: sites where total score for all criteria added > 0 and <11.0 Negligible: sites where total score for all criteria added =0 Minor negative: sites where total score for all criteria added <0 and >-11.0 Significant negative: sites where total score for all criteria added <= -11.0

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
	9b Energy consumption and potential for renewable energy use	The location of housing and employment sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible. If there are known site-specific factors that allow for the incorporation of viable district heating networks, or combined heat and power, these will score positively in the site assessment.						
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	N/A	N/A	All other sites.	>=25% of site within Flood Zone 2	>=25% of site within Flood Zone 3	Site falls within an area benefitting from flood defences	If either criterion 10a or 10b is a major negative, then a significant negative is given. If both criteria are minor negative, then a significant negative is given. If only one criterion scores minor negative and the other scores negligible, then a minor negative is given. All other sites score negligible (0).
	10b Surface water flooding	N/A	N/A	All other sites.	Contains land with a 1 in 100 year risk of surface water flooding	Contains land with a 1 in 30 year risk of surface water flooding	N/A	
	10c Sustainable design and construction techniques (including SUDS)	The location of housing and employment sites will not have an effect on sustainable design and construction techniques (including SUDS), as these are decided at the design stage of development. Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.						
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	N/A	N/A	None of the site is within SSSI Impact Risk Zone.	<=25% of the site is within the 'All consultations' SSSI Impact Risk Zone. **AND/OR** <25% of the site is within the 'Residential' SSSI Impact Risk Zone for	>=25% of the site is within the 'All consultations' SSSI Impact Risk Zone. **AND/OR** >=25% of the site is within the 'Residential' SSSI Impact Risk Zone for	All effects are uncertain depending upon whether potential negative effects can be mitigated.	If any of the criteria score major negative then the score is significant negative. If two or more of criteria 11a to 11c score minor negative, then the score is significant negative.

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
					the proposed dwelling capacity.	the proposed dwelling capacity.		If only one criterion 11a to 11c scores minor negative, then the score is minor negative. All other sites score negligible (0).
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	N/A	N/A	All other sites.	Site is 250-750m from a Local Nature Reserve or County Wildlife Site AND/OR Site is 100-250m of priority habitat or ancient woodland.	Site contains or is <= 250m from a Local Nature Reserve or County Wildlife Site AND/OR Site contains or is <= 100m of priority habitat or ancient woodland.	All effects are uncertain depending upon whether potential negative effects can be mitigated.	
	11c Geological sites	N/A	N/A	All other sites.	Site is <= 100m of a County Geological Site.	Site contains a County Geological Site.	All effects are uncertain depending upon whether potential negative effects can be mitigated.	
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	Beneficial effects are challenging to register and only in rare circumstances can a new development make a positive contribution to the significance of a heritage asset – for example, by removing harmful elements of its current setting, to better-reveal its character and significance. (Typically, it may only improve the visual and experiential qualities of an asset's context – however, this is a townscape and visual rather than an historic environment consideration.)		Development would not physically change any designated or non-designated heritage assets and would conserve their setting, resulting in no material	A minor negative effect occurs where allocation has the potential to cause minor effects to assets of high or medium significance as a consequence of setting change; and/ or, where assets of low significance may experience physical or setting change, resulting in any	A significant negative effect occurs where, as result of allocation, assets of medium or high significance are subject to a significant degree of effect, via setting or physical change.	Where archaeological potential identified, but insufficient information to make a judgement on likely levels of significance. Where effects include potential harm to previously	Scoring of significance will match the scoring of major, minor and negligible effects.

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
				change to the heritage asset's significance, or the way in which it is perceived or understood.	degree of effect (minor to significant).		unrecognised archaeological assets, an uncertain effect is added to scores relating to other effects to the historic environment.	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	N/A	Site will result in derelict or degraded land being brought back into beneficial use	Site is of low landscape sensitivity	Site is of moderate or low-moderate landscape sensitivity	Site is of high or moderate-high landscape sensitivity	N/A	Scoring of significance will match the scoring under criterion 13a (which takes into account effects on AONBs under criterion 13b)
	13b AONB	N/A	N/A	All other sites.	Site is within 1km of an AONB.	Site is within an AONB.	N/A	

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	N/A	N/A	All sites.	N/A	N/A	N/A	Scoring of significance will match the scoring under criterion 14b. Criterion 14a not relevant to residential sites
	14b Employment sites	N/A	N/A	All other sites.	Loss of >=25% to <50% of an existing employment area	Loss of >= 50% of an existing employment area	N/A	
15. To revitalise the District's town centres.	15a Town and district centres[7]	<=400m from a town centre **AND/OR** <=200m from district centre	401-800m from a town centre **AND/OR** 201-400m from district centre	N/A	801-1,200m from a town centre **AND/OR** 401-800m from district centre	>1,200m from a town centre **AND/OR** >800m from district centre	N/A	Scoring of significance will match the scoring of major, minor and negligible effects.
16. To enable efficient patterns of movement and modal shift towards	16a Rail[8]	<= 500m of a railway station	501-1,000m of a railway station	N/A	1,001-2,000m of a railway station	>2,000m of a railway station	N/A	If criterion 16a is a major positive then site scores significant positive, irrespective of criteria 16b to 16c.
	16b Bus[9]	<= 300m of a bus stop	301-600m of a bus stop	N/A	601-1,000m of a bus stop	>1,000m of a bus stop	N/A	

[7] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.
[8] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.
[9] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
sustainable modes of transport.	16c Cycling[10]	<= 200m of a cycle way	201-400m of a cycle way	N/A	401-800m of a cycle way	>800m of a cycle way	N/A	If criterion 16a is not major positive, then each criterion 16a to 16c is scored: ■ Major positive +3 ■ Minor positive +1 ■ Minor negative -1 ■ Major negative -3 Scores totalled, and then averaged (i.e. total score divided by 3). Overall significance is scored as follows: ■ Significant positive >= +2 ■ Minor positive >0 to <2 ■ Minor negative <0 to >-2 ■ Significant negative <= -2

[10] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.

Table C.2: Employment Site Assessment Criteria and Assumptions

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1b Open space, sport, recreation facilities, open country and registered common land	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	1c Public Rights of Way (PRoW)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary and middle schools	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2b Secondary schools	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2c Further and higher education facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	Employment site located within one of the 20% most deprived areas within the JLP area	Employment site located within one of the 20%-50% most deprived areas within the JLP area	All other employment sites.	N/A	N/A	N/A	Each criterion 3a to 3b is scored: ■ Major positive +3 ■ Minor positive +1 ■ Negligible 0 ■ Minor negative -1 ■ Major negative -3 Scores totalled, and then averaged (i.e. total score
	3b Settlement hierarchy	Employment site located within or adjacent to the Ipswich Fringe or Market Towns/Urban Areas.	Employment site located within or adjacent to the Core Villages.	N/A	Employment site located within or adjacent to the Hinterland Villages.	All other sites.	N/A	

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
	3c Centres of employment	N/A	N/A	All employment sites.	N/A	N/A	N/A	divided by 2). Overall significance is scored as follows: ■ Significant positive >= +2 ■ Minor positive >0 to <2 ■ Minor negative <0 to >-2 ■ Significant negative <= -2 Criterion 3c not relevant to employment sites.
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	4b Barriers to housing and services	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. To conserve and enhance water quality	5a Source Protection Zones	N/A	N/A	All other employment sites.	Employment site falls within a Source Protection Zone 2 or 3.	Employment site falls within a Source Protection Zone 1.	N/A	If any of the criteria score major negative then the score is significant negative.

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
and resources.	5b Water Resource Zones	N/A	N/A	All other sites	Site scores 'Amber' in the Water Supply Network RAG Assessment.	Site scores 'Red' in the Water Supply Network RAG Assessment.	N/A	If three or more of criteria 5a to 5d score minor negative, then the score is significant negative. If only one or two of criteria 5a to 5d score minor negative, then the score is minor negative. All other sites score negligible (0).
	5c WwTW Flow Capacity	N/A	N/A	All other sites	Site scores 'Amber' in the WwTW Flow Capacity RAG Assessment.	Site scores 'Red' in the WwTW Flow Capacity RAG Assessment.	N/A	
	5d Foul Sewerage Network Capacity	N/A	N/A	All other sites	Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment.	Site scores 'Red' in the Foul Sewerage Network Capacity RAG Assessment.	N/A	
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	N/A	N/A	All other employment sites.	Site located within 25km of an AQMA	Site located within 12.5km of an AQMA	N/A	If either criteria 6a or 6c score major negative then the score is significant negative. If both criteria 6a and 6c score minor negative, then the score is significant negative. If only one criterion 6a and 6c scores minor negative, then the score is minor negative. All other sites score negligible (0). Criterion 6b not relevant to employment sites.
	6b Noise	N/A	N/A	All employment sites.	N/A	N/A	N/A	
	6c Odour	N/A	N/A	All other employment sites.	N/A	Sites within the 400m Safeguard Area of a water recycling centre.	N/A	
7. To conserve soil and	7a Brownfield /greenfield land	Categorised as brownfield	Categorised as mixed-use	N/A	Categorised as mixed-use	Categorised as greenfield	N/A	If criterion 7a is a major positive then site scores significant

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
mineral resources.	7b Agricultural land classification	N/A	N/A	All other employment sites.	Significant proportion (>=25%) of site on Grade 3 agricultural land. **OR** Site consists partly of Grades 1 and/or 2 agricultural land, but less than 25% of site.	Significant proportion (>=25%) of site on Grade 1 or 2 agricultural land.	N/A	positive, irrespective of criteria 7b to 7c. If criterion 7a is not major positive, then each criterion 7b to 7c is scored: ■ Major positive +3 ■ Minor positive +1 ■ Negligible 0 ■ Minor negative -1 ■ Major negative -3 Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows: ■ Significant positive >= +2 ■ Minor positive >0 to <2 ■ Minor negative <0 to >-2 ■ Significant negative <=-2
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	N/A	N/A	All other employment sites.	Employment site is within a Minerals Consultation Area	Employment site is within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction	N/A	
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	The location of sites is not likely to influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill. Nor is the location of sites likely to have an effect on the recovery, re-use or recycling of waste materials, or the demand for recycled material. These details will be promoted and secured through the detailed design proposals for each site at the planning application stage and strategic policies. Therefore, all sites are likely to have an uncertain effect on this objective.						
	8b Sustainable design and	The location of housing and employment sites will not have an effect on sustainable design and construction techniques, as these are decided at the design stage of development. Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.						

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
	construction techniques							
9. To reduce contribution to climate change.	9a Transport links	Employment sites that perform very well against the following criteria: 3b 16a to 16c	Employment sites that perform moderately well against the following criteria: 3b 16a to 16c	Employment sites that have average performance against the following criteria: 3b 16a to 16c	Employment sites that perform moderately poorly against the following criteria: 3b 16a to 16c	Employment sites that perform very poorly against the following criteria: 3b 16a to 16c	Relative performance will be determined once the appraisal results are produced for the relevant criteria	Scores for each criterion totalled. Overall significance scored as follows: Significant positive: sites where total score for all criteria added >=8.0 Minor positive: sites where total score for all criteria added > 0 and <8.0 Negligible: sites where total score for all criteria added =0 Minor negative: sites where total score for all criteria added <0 and >-8.0 Significant negative: sites where total score for all criteria added <= -8.0
	9b Energy consumption and potential for renewable energy use	The location of housing and employment sites will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible. If there are known site-specific factors that allow for the incorporation of viable district heating networks, or combined heat and power, these will score positively in the site assessment.						
10. To reduce vulnerability and increase resilience to extreme weather	10a Flood Zones	N/A	N/A	All other employment sites.	>=10% to <25% of employment site within Flood Zone 3	>=25% of employment site within Flood Zone 3	Employment site falls within an area benefitting from flood defences	If either criterion 10a or 10b receives a major negative, the SA objective automatically receives a significant negative effect.

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
events and flooding which may be caused by climate change.	10b Surface water flooding	N/A	N/A	All other employment sites.	Contains land with a 1 in 100 year risk of surface water flooding	Contains land with a 1 in 30 year risk of surface water flooding	N/A	If both criteria are minor negative, then a significant negative is given. If only one criterion scores minor negative and the other scores negligible, then a minor negative is given. All other sites score negligible (0).
	10c Sustainable design and construction techniques (including SUDS)	The location of housing and employment sites will not have an effect on sustainable design and construction techniques (including SUDS), as these are decided at the design stage of development. Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible.						
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	N/A	N/A	None of the employment site is within SSSI Impact Risk Zone.	<=25% of the employment site is within the 'All consultations' SSSI Impact Risk Zone. **AND/OR** <25% of the site is within the 'Rural non-residential', 'Air pollution'[11] and/or 'Water supply'[12] SSSI Impact Risk Zone for the relevant type and scale of development.	>=25% of the employment site is within the 'All consultations' SSSI Impact Risk Zone. **AND/OR** >=25% of the employment site is within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone for the relevant type and scale of development.	All effects are uncertain depending upon whether potential negative effects can be mitigated.	If any of the criteria score major negative then the score is significant negative. If two or more of criteria 11a to 11c score minor negative, then the score is significant negative. If only one criterion 11a to 11c scores minor negative, then the score is minor negative. All other sites score negligible (0).

[11] Any development that could cause air pollution or dust either in its construction or operation (incl: industrial/commercial processes and agricultural developments such as livestock and poultry units, manure/slurry stores).
[12] Large infrastructure such as warehousing/industry where net additional gross internal floorspace is >1,000m^2 or any development needing its own water supply (e.g. remote rural housing).

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	N/A	N/A	N/A	Employment site is 250-750m from a Local Nature Reserve or County Wildlife Site AND/OR Employment site is 100-250m of priority habitat or ancient woodland.	Employment site contains or is < 250m from a Local Nature Reserve or County Wildlife Site AND/OR Employment site contains or is < 100m of priority habitat or ancient woodland.	All effects are uncertain depending upon whether potential negative effects can be mitigated.	
	11c Geological sites	N/A	N/A	N/A	Employment site is <= 100m of a County Geological Site.	Employment site contains a County Geological Site.	All effects are uncertain depending upon whether potential negative effects can be mitigated.	
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	Beneficial effects are challenging to register and only in rare circumstances can a new development make a positive contribution to the significance of a heritage asset – for example, by removing harmful elements of its current setting, to better-reveal its character and significance. (Typically, it may only improve the visual and experiential qualities of an asset's context – however, this is a townscape and visual rather than an historic environment consideration.)		Development would not physically change any designated or non-designated heritage assets and would conserve their setting, resulting in no material change to the heritage asset's significance, or the way in	A minor negative effect occurs where allocation has the potential to cause minor effects to assets of high or medium significance as a consequence of setting change; and/ or, where assets of low significance may experience physical or setting change, resulting in any degree of effect (minor to significant).	A significant negative effect occurs where, as result of allocation, assets of medium or high significance are subject to a significant degree of effect, via setting or physical change.	Where archaeological potential identified, but insufficient information to make a judgement on likely levels of significance. Where effects include potential harm to previously unrecognised archaeological assets, an uncertain	Scoring of significance will match the scoring of major, minor and negligible effects.

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
				which it is perceived or understood.			effect is added to scores relating to other effects to the historic environment.	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	N/A	Employment site will result in derelict or degraded land being brought back into beneficial use	Employment site is of low landscape sensitivity	Employment site is of moderate or low-moderate landscape sensitivity	Employment site is of high or moderate-high landscape sensitivity	N/A	Scoring of significance will match the scoring under criterion 13a (which takes into account effects on AONBs under criterion 13b)
	13b AONB	N/A	N/A	All other employment sites.	Employment site is within 1km of an AONB.	Employment site is within an AONB.	N/A	
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	Employment site located within one of the 20% most deprived areas within the JLP area ('Overall – Employment Deprivation' domain of English Indices of Deprivation).	All other employment sites	N/A	N/A	N/A	N/A	Each criterion 14a to 14b is scored: ■ Major positive +3 ■ Minor positive +1 ■ Minor negative -1 ■ Major negative -3 Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows: ■ Significant positive >= +2
	14b Employment sites	Employment site is => 5ha in size	Employment site is < 5ha in size	N/A	N/A	N/A	N/A	

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
								■ Minor positive >0 to <2 ■ Minor negative <0 to >-2 ■ Significant negative <= -2
15. To revitalise the District's town centres.	15a Town and district centres[13]	<=400m from a town centre **AND/OR** <=200m from district centre	401-800m from a town centre **AND/OR** 201-400m from district centre	N/A	801-1,200m from a town centre **AND/OR** 401-800m from district centre	>1,200m from a town centre **AND/OR** >800m from district centre	N/A	Scoring of significance will match the scoring of major, minor and negligible effects.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail[14]	<= 500m of a railway station	501-1,000m of a railway station	N/A	1,001-2,000m of a railway station	>2,000m of a railway station	N/A	If criterion 16a is a major positive then site scores significant positive, irrespective of criteria 16b to 16c. If criterion 16a is not major positive, then each criterion 16a to 16b to 16c is scored: ■ Major positive +3 ■ Minor positive +1 ■ Minor negative -1 ■ Major negative -3 Scores totalled, and then averaged (i.e. total score divided by 3). Overall
	16b Bus[15]	<= 300m of a bus stop	301-600m of a bus stop	N/A	601-1,000m of a bus stop	>1,000m of a bus stop	N/A	
	16c Cycling[16]	<= 200m of a cycle way	201-400m of a cycle way	N/A	401-800m of a cycle way	>800m of a cycle way	N/A	

[13] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.
[14] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.
[15] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.
[16] Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.

SA objective	Criteria	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Unknown /uncertain (?)	Significance scoring
								significance is scored as follows: ■ Significant positive >= +2 ■ Minor positive >0 to <2 ■ Minor negative <0 to >-2 ■ Significant negative <= -2

Table C.3: Amendments to residential site assessment criteria and assumptions

Criterion		Change	Reasoning
1b GP surgeries	Title	Renamed 'Open space, sport and recreation' (previously called 'Open space, sport and recreation facilities').	This criterion now makes use of open country and registered common land data. Title changed so that it is now more general.
	General	Criterion 1b now lists 'open space, sport, recreation facility, open country and registered common land' (previously just listed 'open space, sport and recreation facility').	This criterion now makes use of open country and registered common land data, in addition to open space, sport and recreation facilities data.
	Major positive column	Distance threshold changed from 400m to 300m.	In recognition of Natural England's ANGSt minimum distance standards, the minimum distance has been reduced from 400m to 300m.
	Minor positive column	Distance threshold changed from 401-800m to 301-800m.	This distance threshold has changed as a result of the major positive column (see previous row), in recognition of Natural England's ANGSt minimum distance standards.
	Minor negative column	Addition of the following text: **OR** Loss of <25% open space, sport, recreation facility, open country and registered common land.	This percentage was added to make a distinction between minor negative effects and major negative effects. A site that results in the loss of less than 25% of an open space, sport, recreation facility, open country and registered common land is expected to have a minor negative effect.
	Major negative column	A threshold of 25% has been added in relation to the loss of open space, sport, recreation facility, open country and registered common land. The text is as follows: **OR** Loss of >=25% open space, sport, recreation facility, open country and registered common land.	This percentage was added to make a distinction between minor negative effects and major negative effects. A site that results in the loss of more than or equal to 25% of an open space, sport, recreation facility, open country and registered common land is expected to have a major negative effect.
1d Noise/odour	General	Criterion 1d removed.	This criterion covered noise and odour. Two new criteria have been added under SA Objective 6, which cover noise and odour. They are more suited to SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution) than SA Objective 1 (To improve the health and wellbeing of the population overall and reduce health inequalities).
2a Primary schools	Title	Renamed 'Primary schools' (previously called 'Primary and middle schools').	There are no middle schools in either District.

Criterion		Change	Reasoning
	Major positive column	Reference to middle schools deleted	
	Minor positive column	Reference to middle schools deleted	
	Minor negative column	Reference to middle schools deleted and distance threshold changed from 801-1,201m to 801-1,200m.	There are no middle schools in either District and the distance threshold has been corrected.
3b Settlement hierarchy	Title	Renamed 'Settlement hierarchy' (previously called 'Town, district, local or neighbourhood centres').	This criterion previously referred to town, district, local and neighbourhood centres. However, GIS data are not currently available for local and neighbourhood centres. Therefore, it is only possible to rely on defined town and district centres. Given the lack of more localised information it was decided that the proposed settlement hierarchy provides a reasonably robust proxy that distinguishes between those settlements that have the services and facilities that might be expected to be present in town, district, local and neighbourhood centres. This categorisation has therefore been used to populate criterion 3b.
	Major positive column	Now states: Site located within or adjacent to the Ipswich Fringe or Market Towns/Urban Areas.	
	Minor positive column	Now states: Site located within or adjacent to the Core Villages.	
	Minor negative column	Now states: Site located within or adjacent to the Hinterland Villages.	
	Major negative column	Now states: All other sites.	
3c Centres of employment	General	Footnote added that states: Effects against this criterion will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.	A large proportion of the 'scores' are generated by GIS-based analysis and do not therefore take account of physical barriers. Physical barriers were manually identified during the write-up of the site appraisal summaries.
4a Housing provision	Major positive column	Now states: Significantly contributes to the delivery of housing: >=250 dwellings.	This figure was reduced from 500 dwellings to 250 dwellings because large developments in both Districts are typically smaller than this. This is in line with the typologies in the BMSDC Joint Local Plan Viability & CIL Review study – June 2019.
	Minor positive column	Now states: Contributes to the delivery of housing: <250 dwellings	
	Unknown/uncertain column	No states: When based on an assumed density basis.	For a small number of sites, the dwelling capacity is based on an assumed density basis. Where this is the case, uncertainty will be added to the effect against criterion 4a.
5b Water Resource Zones	General	New criterion called 'Water Resource Zones'	The Water Cycle Study was not available when the SA Scoping Report was produced. The assessment criteria and assumptions have been updated to reflect the new evidence base document.
	Major positive column	States: N/A.	
	Minor positive column	States: N/A.	
	Negligible column	States: All other sites	

Criterion		Change	Reasoning
	Minor negative column	States: Site scores 'Amber' in the Water Supply Network RAG Assessment.	
	Major negative column	States: Site scores 'Red' in the Water Supply Network RAG Assessment.	
	Unknown/uncertain column	States: N/A	The Water Cycle Study was not available when the SA Scoping Report was produced. The assessment criteria and assumptions have been updated to reflect the new evidence base document.
5c WwTW Flow Capacity	General	New criterion called 'WwTW Flow Capacity'	
	Major positive column	States: N/A.	
	Minor positive column	States: N/A.	
	Negligible column	States: All other sites	
	Minor negative column	States: Site scores 'Amber' in the WwTW Flow Capacity RAG Assessment.	
	Major negative column	States: Site scores 'Red' in the WwTW Flow Capacity RAG Assessment.	
	Unknown/uncertain column	States: N/A	
5d Foul Sewerage Network Capacity	General	New criterion called 'WwTW Flow Capacity'	The Water Cycle Study was not available when the SA Scoping Report was produced. The assessment criteria and assumptions have been updated to reflect the new evidence base document.
	Major positive column	States: N/A.	
	Minor positive column	States: N/A.	
	Negligible column	States: All other sites	
	Minor negative column	States: Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment.	
	Major negative column	States: Site scores 'Red' in the Foul Sewerage Network Capacity RAG Assessment.	
	Unknown/uncertain column	States: N/A	

Criterion		Change	Reasoning
6a AQMAs	Title	Renamed 'AQMAs' (previously called 'Sudbury AQMA, Ipswich AQMAs and $PM_{2.5}$').	The SA looks at all of the AQMAs in the districts surrounding Babergh and Mid Suffolk, in addition to the one in Sudbury. The wording for this criterion has been amended to reflect this. Distance thresholds of 25km and 12.5km were identified for this criterion, using UCL's DataShine (Commute) website to identify an average commuting distance for both Districts. For those locations containing an AQMA it is not uncommon for people to travel 25km to reach a destination that would mean passing through the AQMA. It is considered that the closer to the AQMA that a site is, the more likely it is that residents of that site would drive to the destination affected by an AQMA. Therefore, a dividing line of 12.5km was used.
	Minor negative column	Now states: Site located within 25km of an AQMA.	
	Major negative column	Now states: Site located within 12.5km of an AQMA.	
6b Noise	General	New criterion called 'Noise'.	A criterion that covered noise, in addition to odour, was previously included under SA Objective 1. This criterion on noise is more suited to SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution) than SA Objective 1 (To improve the health and wellbeing of the population overall and reduce health inequalities) and has therefore been moved.
	Major positive column	States: N/A.	
	Minor positive column	States: N/A.	
	Negligible column	States: All other sites	
	Minor negative column	States: For road and rail noise, sites within: A-weighted equivalent continuous sound level daytime - 16 hour (0700-2300) exceeding 59.9dB	
	Major negative column	States: For road and rail noise, sites within: A-weighted equivalent continuous sound level at night (2300-0700) exceeding 54.9dB. **AND/OR** <= 250m Site Safeguard Area of a waste management facility.	
	Unknown/uncertain column	States: N/A	
6c Odour	General	New criterion called 'Odour'.	

Criterion		Change	Reasoning
	Major positive column	States: N/A.	A criterion that covered odour, in addition to noise, was previously included under SA Objective 1. This criterion on odour is more suited to SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution) than SA Objective 1 (To improve the health and wellbeing of the population overall and reduce health inequalities) and has therefore been moved. In response to a suggestion by Anglian Water based on the Suffolk Minerals and Waste Local Plan, this criterion ascribes a negative effect to sites which overlap the 400m safeguarding zones for water recycling centres.
	Minor positive column	States: N/A.	
	Negligible column	States: All other sites.	
	Minor negative column	States: N/A	
	Major negative column	States: Sites within the 400m Safeguard Area of a water recycling centre.	
	Unknown/uncertain column	States: N/A	
7a Brownfield/greenfield land	Major positive column	Now states: Categorised as brownfield.	Babergh and Mid Suffolk District Councils provided data categorising each site into greenfield, brownfield and mixed-use land. A decision was made to utilise this data instead of looking at an aerial image of each site to identify whether it is brownfield or greenfield land.
	Minor positive column	Now states: Categorised as mixed-use.	
	Minor negative column	Now states: Categorised as mixed-use.	
	Major negative column	Now states: Categorised as greenfield.	
7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	Minor negative column	Now states: Site is within a Minerals Consultation Area (previously said 'N/A').	These amendments were made in response to a comment on the SA Scoping Report. If a site is located within a Minerals Consultation Area, a minor negative effect will result. This will distinguish it from sites within 250m of a minerals site, existing or proposed, which will be given a major negative effect.
	Major negative column	Now states: Site is within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction (previously said 'Site is within 250m of a Minerals Consultation Area **AND/OR** Site is within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction').	
9a Transport links	General	Reference to 15a and 15c has been amended to reflect updated site assessment criteria. Criteria now reference 16a and 16c instead of 15a and 15c, respectively.	Amended to reflect updates to the site assessment criteria and assumptions.
10b Surface water flooding	Minor negative column	Now states: Contains land with a 1 in 100 year risk of surface water flooding (previously said '>=25% of site within medium risk of surface water flooding').	The data the previous version of this criterion was based on were not available. Therefore, criterion updated to reflect available data on surface water flooding.

Criterion		Change	Reasoning
	Major negative column	Now states: Contains land with a 1 in 30 year risk of surface water flooding (previously said '>=25% of site within high risk of surface water flooding).	
11a Internationally and nationally designated biodiversity assets	Negligible column	Removal of 'for the relevant type of development'.	No longer necessary.
	Minor negative column	Now states: <25% of the site is within the 'All consultations' SSSI Impact Risk Zone. **AND/OR** <25% of the site is within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity. (Previously stated <=25% of the site is within SSSI Impact Risk Zone for the relevant type of development.)	These criteria are now more robust in that they take into consideration different types of SSSI Impact Risk Zones, in addition to the scale of development each site can accommodate. Consideration of the scale of development was raised by one of the consultees as an issue and is now acknowledged through these amended criteria.
	Major negative column	Now states: >=25% of the site is within the 'All consultations' SSSI Impact Risk Zone. **AND/OR** >=25% of the site is within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity. (Previously stated >=25% of the site is within SSSI Impact Risk Zone for the relevant type of development.)	
11b Locally designated biodiversity assets, priority habitats and ancient woodland	Negligible column	Now states: All other sites (previously said 'N/A').	Correction.
11c Geological sites	Major negative column	Removal of 'or is <=100m of'.	Correction.
13b AONB	General	New criterion called 'AONB'.	This criterion was added in response to a comment from the AONB Unit on the SA Scoping Report. Although criterion 13a (Landscape Sensitivity) is based on landscape sensitivity work that gives consideration to the presence
	Major positive column	States: N/A.	

Criterion		Change	Reasoning
	Minor positive column	States: N/A.	of AONBs, it was still considered necessary to add a separate criterion on AONBs.
	Negligible column	States: All other sites.	
	Minor negative column	States: Site is within 1km of an AONB.	
	Major negative column	States: Site is within an AONB.	
	Unknown/uncertain column	States: N/A.	
14a Employment deprivation	Major positive column	Now states: N/A (previously said 'Employment site located within one of the 20% most deprived areas within the JLP area (‘Overall – Employment Deprivation’ domain of English Indices of Deprivation)').	This criterion was amended because a separate set of assessment criteria and assumptions were developed for the employment sites.
	Minor positive column	Now states: N/A (previously said 'All other employment sites').	
	Negligible column	Now states: All sites (previously said 'N/A').	
14b Employment sites	Major positive column	Now states: N/A (previously said 'Employment site is =>5ha in size').	This criterion was amended because a separate set of assessment criteria and assumptions were developed for the employment sites.
	Minor positive column	Now states: N/A (previously said 'Employment site is < 5ha in size').	
	Negligible column	Now states: All other sites (previously said 'N/A').	
	Minor negative column	Now states: Loss of >=25% to <50% of an existing employment area (previously said 'Loss of existing employment area < 5ha in size').	
	Major negative column	Now states: Loss of >= 50% of an existing employment area (previously said 'Loss of existing employment area., =>5ha in size').	
14c Broadband	General	Criterion removed.	This criterion was removed due to the fact Broadband is a very localised issue that changes quickly. Additionally, the Government has plans to roll out Broadband across the country and the situation is likely to rapidly change over the plan period.
16b Bus	Major positive column	Distance threshold changed from 200m to 300m.	In response to consultation comments, and in light of evidence that the IHT guidelines may be too constrained, we increased the minimum distance from 200m to 300m.

Criterion		Change	Reasoning
	Minor positive column	Distance threshold changed from 201-400m to 301-600m.	This distance threshold has changed as a result of the major positive column (see previous row), in response to consultation comments, and in light of evidence that the IHT guidelines may be too constrained.
	Minor negative column	Distance threshold changed from 401-800m to 601-1,000m.	This distance threshold has changed as a result of the minor positive column (see previous row), in response to consultation comments, and in light of evidence that the IHT guidelines may be too constrained.
	Major negative column	Distance threshold changed from >800m to >1,000m.	This distance threshold has changed as a result of the minor negative column (see previous row), in response to consultation comments, and in light of evidence that the IHT guidelines may be too constrained.
1a, 1b, 2a, 2b, 2c, 15a, 16a, 16b and 16c	General	Footnote added that states: Effects against these criteria will be downgraded if there is a physical barrier in the way, specifically the A12, A14, railway lines and rivers, where there are no crossings nearby.	A large proportion of the 'scores' are generated by GIS-based analysis and do not therefore take account of physical barriers. Physical barriers were manually identified during the write-up of the site appraisal summaries.



Appendix D

Detailed Appraisal of Spatial Strategy Options

Approach to the SA of the spatial strategy options

Introduction

D.1 Nine spatial strategy options were subject to SA at this stage of the SA process:

1. Spatial strategy option 1: Focusing development at the Ipswich Fringe
2. Spatial strategy option 2: Focusing development at the Market Towns & Urban Areas
3. Spatial strategy option 3: Focusing development at the Core Villages
4. Spatial strategy option 4: Proportionate growth – all settlements increase in size in proportion to current population
5. Spatial strategy option 5: Hierarchical growth – distributing development according to the settlement hierarchy
6. Spatial strategy option 6: Focusing development along sustainable transport corridors
7. Spatial strategy option 7: Focusing development at one or more new settlements
8. Spatial strategy option 8: Focusing development at the main concentrations of employment
9. Spatial strategy option 9: Focusing development in the least environmentally constrained areas

D.2 Each of the spatial strategy options was appraised against each of the SA objectives in the SA Framework. The options were high level, strategic options, and the SA was undertaken at a similarly high level, which is appropriate at this stage of the SA process. The purpose was not to identify site-specific detailed effects, but to draw out the broad effects to enable comparisons to be made.

D.3 In order to facilitate this process, the SA drew upon the baseline information and topic-based maps in the SA Scoping Report and re-presented in **Appendix B (Policy Review and Baseline Information)** of this SA Report.

D.4 In addition, further analysis of the baseline was undertaken to inform the SA, as described below.

Access to services and facilities

D.5 Access to services and facilities, particularly by sustainable modes of transport, such as walking, cycling, bus and rail, is an important consideration in the achievement of sustainable development. **Figure D.1** shows in map form the location of key services and facilities in Babergh and Mid Suffolk, as well as in neighbouring authorities where data has been made available. The 'buffer' zones drawn around each service or facility have been defined by the maximum acceptable walking distance for that service or facility as shown below:

- Town centres: 1,200 metres from town centre boundary
- District centres: 800 metres from district centre boundary
- Publicly accessible open spaces: 1,200 metres
- Secondary schools and further or higher education facilities: 2,000 metres
- Primary schools: 1,200 metres
- NHS primary healthcare (GPs): 1,200 metres
- Strategic employment sites (as per proposed Local Plan policy): 2,000 metres

D.6 Figure D.10 shows accessibility to sustainable modes of transport:

- Railway stations: 2,000 metres
- Bus stops: 1,000 metres

D.7 These were combined to create an 'overlay map', presented in **Figure D.2**, which shows which parts of Babergh and Mid Suffolk have access to the greatest number of services and facilities, both within the two Districts, and to services and facilities in neighbouring Districts – the darker the colour, the greater the number of services and facilities. These maps clearly show that the main concentrations of services and facilities are associated with the larger settlements, although it is of note that some of the smaller settlements, such as Debenham, have a significant number of services and facilities.

Environmental assets and constraints

D.8 Although the SA objectives deal with different types of environmental asset and constraint separately, it is also useful to see how they overlay to show which parts of the Plan area are more constrained than others. In addition, some environmental assets need to be given greater weight than others in policy terms (e.g. nationally designated sites are considered to be of greater importance than locally designated sites, even though the latter are important in their own right) and it is also important to recognise that a degree of protection needs to be given to the setting and surrounds of environmental assets in order to safeguard their integrity.

D.9 With this in mind, a series of maps were produced, using the following environmental assets and constraints as their foundation (see **Table D.1**). The environmental assets and constraints were divided into primary constraints and secondary constraints in order to distinguish between the weight that should be given to them, and buffers drawn around them as described above. It should be noted that this is meant to be indicative rather than precise, simply in order to show which parts of the Plan area are more constrained than others.

Table D.1: Environmental assets and constraints

Theme	Primary constraints	Secondary constraints	Notes
Historic Environment	Grade I, II* and II listed buildings plus 100m buffer Registered battlefields plus 500m buffer Registered parks and gardens plus 100m buffer Scheduled monuments plus 250m buffer	Conservation areas plus 100m buffer Locally listed buildings plus 50 m buffer	Many historic assets are single structures that will not be revealed at a strategic scale. Settings to historic assets are also important, which can vary significantly depending on the asset and its context. Notional buffers have been included to provide an indication only of the constraints.
Biodiversity/ Geodiversity	Special Areas of Conservation (including proposed) Special Protection Areas (including proposed) Ramsar sites (including proposed) Sites of Special Scientific Interest National Nature Reserves Ancient woodland plus 250m buffer	County Wildlife Sites plus 750m buffer Local Nature Reserves plus 750m buffer County Geodiversity Sites plus 100m buffer Priority habitats SSSI Impact Risk Zones for residential development	Need to check SSSI Impact Risk Zones to ensure that the most appropriate layer is selected Buffers are notional and in line with SA site assumptions and criteria
Landscape	Areas of Outstanding Natural Beauty	1km buffer zones around AONBs Natural England Proposed Extension to Suffolk Coast and Heaths AONBs Special Landscape Areas (as shown in Babergh District and Mid Suffolk adopted Local Plans) Country Parks	A notional buffer of 1km has been drawn around the AONBs to recognise the need to protect setting There is no District wide landscape sensitivity study Although Natural England are formally considering extending Suffolk Coast & Heaths AONB, there is no formal proposal to do so at this stage for Dedham Vale AONB despite local campaigns
Air Quality	Not applicable	Air Quality Management Areas	
Noise	Not applicable	Traffic: ■ A-weighted equivalent continuous sound level daytime - 16 hour (0700-2300) exceeding 59.9dB	Mitigation may be possible to reduce the effects of noise, but these data sets provide an indication of where noise disturbance could be an issue

Theme	Primary constraints	Secondary constraints	Notes
		■ A-weighted equivalent continuous sound level at night (2300-0700) exceeding 54.9dB Rail: ■ A-weighted equivalent continuous sound level daytime - 16 hour (0700-2300) exceeding 59.9dB ■ A-weighted equivalent continuous sound level at night (2300-0700) exceeding 54.9dB	
Soil Quality	Not applicable	Grade 1 (excellent quality) and Grade 2 (very good) agricultural land Grade 3 (good to moderate) agricultural land	Grade 4 (poor) and Grade 5 (poor) agricultural land not considered a constraint. Within Grade 3 agricultural land, only Grade 3a is considered to be best and most versatile agricultural land. However, the split between Grade 3a and 3b is not available using national datasets, therefore using the precautionary principle, all Grade 3 land is included as a secondary constraint
Water Quality and Water Bodies/ Waterways	Ponds, lakes, reservoirs, rivers, streams, canals	Source Protection Zone 1 or 1c	
Flood Risk	Flood Zone 3	Flood Zone 2 Other surface water flood risk areas or flood storage areas	There are no separate data for zones 3a and 3b therefore as a precautionary approach to both are considered to be a primary constraint and therefore unsuitable for development. Areas in Flood Zone 2 may be developed on if the development is not classified as highly vulnerable in National Planning Practice Guidance – highly vulnerable developments will have to meet 'exception test' requirements with appropriate design and mitigation.
Mineral Resources and Waste Facilities	Not applicable	Mineral and Waste 250m Safeguarding Areas Water Recycling Centres 400m Safeguarding Areas	
Open Space	Not applicable	Public open space (as per Local Plan definitions), comprising: ■ Accessible natural green space ■ Amenity green space ■ Outdoor sports (fixed) ■ Parks and recreation grounds	

D.10 The map presented in **Figure D.4** shows the primary constraints in the Plan area. It is notable that, although there is significant heritage interest across both Districts, the primary constraints that relate to the natural environment, such as biodiversity and landscape, tend to be more prevalent along the A14 corridor and in the north-west of Mid Suffolk District, north

of Sudbury at Kentwell Hall and Melford Hall, and in particular in the south of Babergh District, associated with the Dedham Vale and Suffolk Coast & Heaths AONBs and the Orwell estuary. This is brought out more clearly in **Figure D.5**, which also shows that there are no parts of the two Districts that are constraint free. All areas have either primary or secondary environmental constraints. However, **Figure D.6** shows that there are parts of the Plan area that have more secondary constraints than others.

Commuting and travel behaviour

D.11 In order to inform those aspects of the SA that focused on people movement, particularly commuting, reference was made to Nomis data, provided by the Office for National Statistics, which gives access to the most detailed and up-to-date UK labour market statistics from official sources, and DataShine, which is an output of the ESRC BODMAS project which ran from 2013-2015 at UCL, and uses 2011 Census data.

D.12 The data show that both Babergh and Mid Suffolk Districts experience net out-commuting overall. Both Districts have a strong relationship with Ipswich, with significant numbers of people travelling to and from Ipswich to access work. They both also have strong relationships with St Edmundsbury District, particularly Mid Suffolk District, and Babergh District also experiences significant commuting to Colchester.

D.13 Whilst there is commuting between Babergh and Mid Suffolk, the overall numbers of journeys are not as high as they are between the two Districts and Ipswich and St Edmundsbury.

Commitments

D.14 The SA of the spatial strategy options did not take commitments into account, since it was considered important to establish the pros and cons of different approaches in order to determine a preferred spatial strategy, and then to factor in the extent to which the commitments contribute to the achievement of the preferred spatial strategy in order that the residual housing development to be planned for can be allocated. This issue was considered in the appraisal of Policy SP04 – Housing Spatial Distribution.

Findings of the SA of the spatial strategy options

D.15 The SA of the nine spatial strategy options is presented by SA objective below. In order to be precautionary, any potential effects that could arise at particular locations where development could come forward under an option have influenced the overall likely effect recorded.

Table D.2: SA Objective 1: To improve the health and wellbeing of the population overall and reduce health inequalities

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
++/-?	++/-?	++/-	+/-	+/-	+/-	++/-?	++/-	+/-?

D.16 Health related services and facilities, including GP surgeries, and sports and leisure facilities are located across both Districts in the Market Towns of Hadleigh, Sudbury, Eye, Needham Market and Stowmarket, plus in neighbouring towns most notably Ipswich. Areas of open space are spread relatively evenly across both Districts and are present within the Market Towns and rural areas.

D.17 Option 1 (Ipswich Fringe) would result in development at the Ipswich Fringe. Residents would have good access to existing services and facilities, including primary healthcare, sporting and leisure facilities, which would benefit those who are less mobile, such as the elderly and disabled. However, while those services and facilities that are located in Ipswich town

centre would be within cycling distance of parts of the Ipswich Fringe, they may not be within walking distance, and some parts of the Ipswich Fringe are separated from the urban area by dual carriageways. It is also possible that more local services could become over-capacity and would therefore require further investment. The scale of development in the Ipswich Fringe could result in new services and facilities being provided along with residential development. It is likely that a large number of people would be living within close proximity to their workplace, which would encourage active travel through cycling and possibly walking. However, focusing development at the Ipswich Fringe could result in a loss of open space, as well as a lack of both private and public space more generally, although this is uncertain. This could have adverse effects on people's health and mental wellbeing. Furthermore, five AQMAs are located in Ipswich and therefore poor air quality could also have an adverse effect on people's physical health. Overall, Option 1 is expected to have a mixed major positive and minor negative but uncertain effect against this objective.

D.18 Option 2 (Market Towns & Urban Areas) would focus development where healthcare, sporting and leisure services already exist. Development could be of sufficient scale to deliver a range of homes, jobs, services and facilities to meet different needs, including additional healthcare, sports and leisure facilities. Focusing growth at the Market Towns & Urban Areas creates opportunities to be integrated with, and also serve, existing communities, although there could be disruption whilst development takes place. However, the Market Town of Sudbury contains an AQMA and there are five AQMAs in Ipswich. Therefore, poor air quality could have an adverse effect on people's physical health. Focusing development in the Market Towns and in the Ipswich urban area could result in further deterioration in air quality. Overall, Option 2 (Market Towns & Urban Areas) is expected to have a major positive and minor negative but uncertain effect against this objective.

D.19 With regard to Option 3 (Core Villages), development at Core Villages across both Districts could place increasing pressure on existing services, such as primary healthcare facilities. Indeed, the Core Villages have a more limited range of amenities compared to the Market Towns. However, it is noted that there are some Core Villages well located in relation to the Market Towns, most notably Great Cornard which is adjacent to Sudbury. Additionally, the Core Village of Stowupland is located approximately 2km from the centre of Stowmarket, whilst a small number of Core Villages are located in the Ipswich Fringe but are some distance from Ipswich town centre. Therefore, although some of the Core Villages are located within relatively close proximity to a Market Town, it is still likely that a large proportion of residents would need to drive elsewhere for certain facilities under this option, meaning less active travel. Additionally, the range of services and facilities provided at particular Core Village locations would depend on the scale of development. Although urban extensions to settlements can achieve their own sense of place, integration with the existing village and its communities is important if negative effects on exiting communities are to be avoided. Overall, a mixed major positive and minor negative effect is expected.

D.20 Option 4 (Proportionate Growth) would result in all settlements increasing in size in proportion to their current population, and therefore demand for services and facilities, including healthcare, would grow across all settlements. Likewise, Option 5 (Hierarchical Growth) distributes development according to the settlement hierarchy and would therefore also result in growth of smaller settlements. However, the smaller settlements contain limited amenities or none at all. Therefore, people would need to drive elsewhere in order to access amenities. Conversely, smaller settlements can have more in the way of community support networks than larger settlements. Nonetheless, both options would also deliver a proportion of development at the larger settlements. Overall, both options are expected to have a mixed minor positive and minor negative effect on this objective.

D.21 Option 6 (Sustainable Transport Corridors) would result in an increase in development along sustainable transport corridors, specifically the A12, A14 and A140, where frequent bus services run, as well as the London – Cambridge and London – Norwich rail routes. It is likely that people would have good access to primary healthcare, sporting and leisure facilities, depending on their location, but these may not be within walking and cycling distance and therefore would not encourage active travel. It would also be challenging to achieve a coherent sense of community and place with development located along these transport corridors. Development would have greater accessibility to bus services and railway stations with a direct service to London, Cambridge and Norwich, which could help to reduce emissions of air pollutants from private vehicles but may also generate noise pollution. Therefore, overall, a mixed minor positive and minor negative effect is likely.

D.22 Option 7 (New Settlements) could see the creation of new on-site infrastructure, such as local centres and green spaces, which could act as a focal point of community life. In addition, large-scale developments have scope to be designed in a way that encourages walking and cycling. However, infrastructure delivery in new settlements, which tends to include healthcare, sporting and leisure provision, can take a long time to materialise and may only be provided if and when the population reaches a certain size. This could be a challenge for new settlements that are some distance from existing healthcare provision. Furthermore, it is likely that a new settlement will only provide GP surgeries if they are towards the upper end of 2,000 to 5,000 new dwellings. It can also take many years to deliver and achieve a scale and critical mass of development that generates a

strong sense of community with positive effects on inclusivity and mental health and wellbeing. Therefore, a mixed major positive and minor negative but uncertain effect is expected against this objective.

D.23 Option 8 (Employment Led), which would focus development close to the Strategic Employment Sites and Enterprise Zones, would ensure that residents are located in close proximity to their workplace and could therefore travel to work via sustainable means of transport. This would reduce the number of private vehicles on the road, improving air quality and people's overall physical health. However, services and community facilities tend to be located within town centres instead of on the edge of settlements where the Strategic Employment Sites/Enterprise Zones are located. Therefore, it is likely that some services and community facilities, such as healthcare, would not be easily accessible, which could have adverse effects on social cohesion and wellbeing. Therefore, a mixed major positive and minor negative effect is expected for Option 8 (Employment Led).

D.24 Option 9 (Environment Led), focuses development in the least environmentally constrained areas. These areas are mainly located in the centre and to the north of Mid Suffolk District, and in the western half of Babergh District to the north. In Mid Suffolk District, the less constrained areas fall fairly close to the Market Towns of Stowmarket and Eye but are mainly located in the rural areas where smaller settlements towards the bottom of the settlement hierarchy are located. Similarly, in Babergh District, the less constrained areas are mainly in the rural areas with a small area of land around the Market Town of Sudbury considered less constrained. As such, it is likely that development would mainly take place in the rural areas where limited services and facilities are available, including healthcare, sports and leisure provision. Therefore, people would be expected to travel longer distances to access these amenities, reducing active travel. Overall, a mixed minor positive and minor negative effect is likely. The effect is recorded as uncertain because the actual effect will depend on where in the least environmentally constrained areas a person is located (i.e. near a Market Town or not).

Table D.3: SA Objective 2: To maintain and improve levels of education and skills in the population overall

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
+/-?	++/-?	+/-?	+/-?	+/-?	+/-?	++/--?	++/-?	+/-?

D.25 Primary and secondary schools are located across both Districts in the Market Towns, whilst many primary schools are also located in some of the smaller settlements. A sixth form college is also located on the eastern edge of Babergh District. Ipswich Borough contains the University of Suffolk, in addition to some other further education facilities.

D.26 Option 1 (Ipswich Fringe) would result in development at the Ipswich Fringe, where a number of schools are present, and the University of Suffolk is located within Ipswich itself. A number of schools are also located within Ipswich, although not that easily accessible from parts of the Ipswich Fringe. Therefore, the area is relatively well provided for in terms of education. It is possible that some of these schools may struggle to accommodate additional need as a result of growth, but this is uncertain. It is likely that this option would be of sufficient scale to make provision for new schools. Overall, a mixed minor positive and minor negative but uncertain effect is expected against this objective.

D.27 Option 2 (Market Towns & Urban Areas) seeks to focus development at the Market Towns and the urban area of Ipswich, where primary and secondary schools are located. It is possible that some of these schools may struggle to accommodate additional need as a result of growth, whilst others would not. However, this option could be of sufficient scale to make provision for new schools, particularly primary schools, in more large-scale extensions to the Market Towns & Urban Areas. Therefore, overall, a mixed major positive and minor negative but uncertain effect is expected against this objective.

D.28 Option 3 (Core Villages) focuses development at the Core Villages, most of which have one primary school and, in some instances, also a secondary school. However, depending on the scale of development, some of these schools may struggle to

meet additional need as a result of development. Therefore, a mixed minor positive and minor negative effect but uncertain effect is likely.

D.29 Schools tend to be located in areas where demand is high. As such, there is typically a larger number of schools in the larger settlements than in the smaller settlements. Option 4 (Proportionate Growth) would result in all settlements increasing in size in proportion to their current population, whilst Option 5 (Hierarchical Growth) would distribute development according to the settlement hierarchy. As a result, demand for schools could grow across all settlements. However, the smaller settlements do not contain any schools, which is likely to result in schools elsewhere having to accommodate their demand. This may be challenging when these schools are already absorbing an increase in demand from their own area. Indeed, some of these schools may not have the capacity to absorb any increase at all. Furthermore, the amount of development proposed at each settlement would not necessarily be enough to make the development of a new school viable. Nonetheless, both options would also deliver a proportion of development at the larger settlements. Overall, both options are expected to have a mixed minor positive and minor negative but uncertain effect.

D.30 Option 6 (Sustainable Transport Corridors) would result in development along key transport corridors. This development could have good access to schools and further education facilities elsewhere, due to its proximity to the A12, A14 and A140, greater accessibility to bus services than elsewhere, and proximity to key railway stations, but it is unlikely these educational facilities would be accessible via walking and cycling. Therefore, Option 6 (Sustainable Transport Corridors) is expected to have a mixed minor positive and minor negative effect on this objective. The effect is recorded as uncertain because whilst some of these schools would be able to absorb an increase in demand, others would not.

D.31 The creation of new settlements as set out in Option 7 (New Settlements) provides an opportunity for significant new infrastructure to be delivered, such as schools. However, it can take many years for infrastructure to be delivered in a new settlement, and a new settlement would need to be of a considerable scale to deliver a secondary school and further education facilities. Indeed, it is likely that a settlement would need to provide the upper end of 2,000 to 5,000 dwellings to make a new secondary school viable. Additionally, the creation of a new settlement would also require supporting transport infrastructure that connected it to the Market Towns and Ipswich where most secondary schools are located, which would require large-scale investment and time to implement. Overall, a mixed major positive and major negative but uncertain effect is likely.

D.32 Option 8 (Employment Led) focuses development at the main concentrations for employment, specifically Strategic Employment Sites and Enterprise Zones. These concentrations of employment tend to be located on the edge of the Market Towns and therefore may not have good access to schools located within more residential areas and the town centres. Additionally, some of these schools may have capacity to accommodate new residents whilst others may not. Therefore, overall, a mixed major positive and minor negative but uncertain effect is expected.

D.33 Option 9 (Environment Led) focuses development in the least environmentally constrained areas, which tend to be the rural areas in the centre and to the north of Mid Suffolk District, and in the western half of Babergh District to the north. Some less constrained areas are also located around the Market Towns of Stowmarket, Eye and Sudbury. Therefore, most development is likely to take place in the rural areas where access to education is poor but may also take place near the aforementioned Market Towns. Some of these schools may have capacity to meet demand, whilst others may not. Therefore, overall, a mixed minor positive and minor negative effect is likely. The effect is recorded as uncertain because the actual effect will depend on where in the least environmentally constrained areas a person is located (i.e. near a Market Town or not) and whether there is capacity in those schools or not.

Table D.4: SA Objective 3: To reduce poverty and social exclusion and ensure access to jobs and services

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
++/-?	++	++/-	+/-	+/-	+/-	++/--?	++/-	+/-?

D.34 Areas considered to be the most deprived according to the Index of Multiple Deprivation are located around the Market Towns of Stowmarket, Sudbury and Hadleigh, in addition to the Ipswich Fringe. These areas, as well as the Market Towns of Eye and Needham Market, contain most of the key services and facilities in both Districts.

D.35 Option 1 (Ipswich Fringe) would result in development just outside of Ipswich. There are a large number of job opportunities and services available in Ipswich, including a range of community facilities. However, it is possible that development at the Ipswich Fringe could place increased strain and pressure on the availability of job opportunities. Likewise, existing services may not have the capacity to accommodate the additional growth, reducing people's overall accessibility to them. Furthermore, although the Ipswich Fringe may be located within cycling distance of the centre of Ipswich, it is not within walking distance and therefore may not be as easily accessible. As such, a mixed major positive and minor negative but uncertain effect is likely against Option 1.

D.36 Option 2 (Market Towns & Urban Areas) would see the creation of new homes, jobs and social infrastructure, within and on the edge of the Market Towns and Core Villages, respectively. The Market Towns have good accessibility between one another and towards Ipswich, whilst also containing a relatively high number of job opportunities, services and facilities. With Option 2 expected to deliver a range of homes, jobs, services and facilities to meet different needs, there are opportunities to integrate with, and also serve, existing communities. Therefore, Option 2 is expected to have a major positive effect on this objective.

D.37 The range of job opportunities and services under Option 3 (Core Villages) are more limited than the Market Towns. However, it is noted that there are some Core Villages well located in relation to the Market Towns, specifically Great Cornard which is adjacent to Sudbury. Additionally, the Core Village of Stowupland is located approximately 2km from the centre of Stowmarket, whilst a small number of Core Villages are located in the Ipswich Fringe but are some distance from Ipswich town centre. Therefore, development within and on the edge of the Core Villages would benefit from existing but limited job opportunities and services and may provide for a small number of services. Making use of existing services could place increased strain and pressure on these services, as they may not have capacity to accommodate the additional growth. Therefore, a mixed major positive and minor negative effect is likely.

D.38 With regard to Options 4 (Proportionate Growth) and 5 (Hierarchical Growth), job opportunities and services, including community facilities, tend to be available in areas with a high population where there is demand. Therefore, increasing the size of all settlements in proportion to population figures or distributing development according to the settlement hierarchy, would help sustain existing services but also result in the growth of settlements that are not within proximity of employment opportunities and amenities. Nonetheless, both options would also deliver a proportion of development at the larger settlements. Therefore, Options 4 and 5 are both expected to have a mixed minor positive and minor negative effect on this objective.

D.39 Option 6 (Sustainable Transport Corridors) would result in development along major A roads with good accessibility to bus services, in addition to the London – Cambridge and London – Norwich rail routes, with good access to job opportunities and services across both Districts. This would benefit those who are less mobile and help reduce social exclusion. However, unless development is focused in and around existing settlements along these transport corridors it may be more challenging to achieve a sense of place and community, resulting in dispersed services or services that are not within easy walking distance.

Therefore, Option 6 (Sustainable Transport Corridors) is expected to have a mixed minor positive and minor negative effect on this objective.

D.40 Under Option 7 (New Settlements), the development of one or more new settlements across both Districts would provide an opportunity for significant new infrastructure to be delivered, but it would be starting from scratch, particularly if not linked to an existing settlement. This option would require supporting transport infrastructure that connected the new settlement(s) to higher order centres, such as Ipswich, Bury St Edmunds and Norwich and other key service providers, which would require large-scale investment and time to implement. Phasing of the delivery of services and facilities would require significant up-front investment if they were to meet the needs of residents in the early years of development, which could lead to challenges in terms of deliverability. It would also rely on employers being attracted to the new settlements in order to create new jobs, which could potentially divert investment from existing settlements. It is likely that a new settlement would ned to provide a large number of dwellings, around the top end of 2,000 to 5,000 dwellings, to potentially attract employers to the site. As such, Option 7 is likely to have a mixed major positive and major negative effect with uncertainty.

D.41 Option 8 (Employment Led) focuses development at the Strategic Employment Sites and Enterprise Zones, and therefore ensures good access to jobs and depending on the location of development, services. Services and community facilities tend to be located within town centres instead of on the edge of settlements where the Strategic Employment Sites/Enterprise Zones are located. Therefore, it is likely that some services and community facilities will not be easily accessible. Overall, a mixed major positive and minor negative effect is likely.

D.42 Option 9 (Environment Led) focuses development in the least environmentally constrained areas, which tend to be the rural areas in the centre and to the north of Mid Suffolk District, and in the western half of Babergh District to the north. Some less constrained areas are also located around the Market Towns of Stowmarket, Eye and Sudbury. Most development is likely to take place in the rural areas where access to job opportunities and services is limited, but may also take place near Stowmarket, Eye and Sudbury. Therefore, overall, a mixed minor positive and minor negative effect is likely. The effect is recorded as uncertain because the actual effect will depend on where in the least environmentally constrained areas a person is located (i.e. near a Market Town or not).

Table D.5: SA Objective 4: To meet the housing requirements of the whole community

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
++/--?	++/-?	++/-?	++/-?	++/-?	++/-?	++/-?	++/-?	++/--?

D.43 Option 1 (Ipswich Fringe) would result in development at the Ipswich Fringe on the edge of the plan area. Therefore, it is less likely to deliver homes in other parts of the Districts where there is also a need for housing to meet local needs in the Market Towns and more rural areas. Therefore, a mixed major positive and major negative but uncertain effect is expected against this objective.

D.44 The remaining options would also result in an increase in housing provision but would get closer to meeting the housing needs of the entire plan area unlike Option 1 (Ipswich Fringe) which focuses on the Ipswich Fringe. Option 2 (Market Towns & Urban Areas) focuses development at the Market Towns and within the urban area of Ipswich, some of which contain more deprived neighbourhoods than the rest of the District and would therefore help meet housing needs in these areas, including affordable housing needs. However, it would do less well in providing for the needs of more rural settlements. Option 3 (Core Villages) focuses development at the Core Villages and would help deliver housing in more rural areas than Option 2 (Market Towns), although it is noted that Great Cornard adjoins the Market Town of Sudbury. Option 6 (Sustainable Transport Corridors)

and Option 8 (Employment Led) would also lead to housing primarily in the Market Towns, although not as focused as Option 2. These four options all receive a mixed major positive and minor negative but uncertain effect.

D.45 Option 4 (Proportionate Growth) may be less likely to deliver affordable housing because it is likely that small-scale schemes (e.g. infill development) would be brought forward in the smaller settlements, which could affect viability. Similarly, Option 5 (Hierarchical Growth) may be less likely to deliver affordable housing in the settlements towards the bottom of the settlement hierarchy. The delivery of affordable housing depends on the size of development coming forward, as medium and large-scale schemes are often more able to provide affordable housing on site. However, unlike the other options, both Option 4 and Option 5 would deliver homes across both Districts, including Market Towns, Core Villages and smaller villages. These two options both receive a mixed major positive and minor negative but uncertain effect.

D.46 Option 7 (New Settlements) could result in a lower level of affordable housing provision due to the costs required to deliver upfront infrastructure. Furthermore, the development of one of more new settlements would be likely to have a long lead-in time. A mixed major positive and minor negative but uncertain effect is expected.

D.47 Option 9 (Environment Led) is likely to have a mixed major positive and major negative effect because although it would probably provide the volume of housing required, this housing would not be located in the areas that need it the most, such as the more deprived neighbourhoods associated with the larger settlements, and would instead be largely focused in the more rural areas where population density is lower.

Table D.6: SA Objective 5: To conserve and enhance water quality and resources

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
--?	--?	--?	--?	--?	--?	--?	--?	-?

D.48 At this stage of the SA process, and given the high-level of the options, it is not possible to distinguish between the options with respect to water resources, water quality and wastewater treatment capacity. Water resources is a key issue in both Districts, given that both are prone to drought and that climate change may lead to even more limited water availability in the future, particularly in the summer. Both Districts contain a high proportion of land covered by Source Protection Zone 3, whilst Source Protections Zones 1 and 2 are also scattered across both Districts. Therefore, it is unlikely for development to avoid these Source Protection Zones (SPZs).

D.49 All options with the exception of 9 (Environment Led) contain land that falls within all three SPZs. However, it is possible that development may be located in the areas that fall within SPZs 2 and 3 instead of 1 and could therefore result in a minor negative effect instead of a major negative effect but this is uncertain. Therefore, taking a precautionary approach, a major negative but uncertain effect is expected against this objective for all options except 9 (Environment Led). Option 9 focuses development in the least environmentally constrained areas and does not contain any land that falls within SPZ 1. However, it does contain land within SPZs 2 and 3. Therefore, it is expected to have a minor negative but uncertain effect on this objective.

Table D.7: SA Objective 6: To maintain and where possible improve air quality and reduce noise pollution

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
--/+	++/--	++/--	--/+	--/+	++/--	+/-?	++/-	--

D.50 One AQMA is located in the Market Town of Sudbury in Babergh District, whilst pollution levels of NO2, PM2.5 and PM10 are highest along the A140, A14 and A12, in addition to around Sudbury. Five AQMAs are located in Ipswich Borough, and four in West Suffolk, of which three are within or close to Bury St Edmunds, close to the Babergh Mid Suffolk border.

D.51 Option 1 (Ipswich Fringe) would result in development at the Ipswich Fringe, where high levels of NO2, PM2.5 and PM10 are recorded, in addition to noise. The option would result in a large number of people living in close proximity to their workplace, as well as a range of local amenities. This would encourage cycling, whilst also reducing reliance on the private car, but the Ipswich Fringe is considered to not be within walking distance of Ipswich town centre. Large-sale development at the Ipswich Fringe could also result in an increase in the number of private vehicles on the road, as a result of population growth and because the town centre is beyond normal walking distance. Five AQMAs are located in Ipswich and focusing growth at the Ipswich Fringe may result in further deterioration in air quality. Overall, Option 1 (Ipswich Fringe) is expected to have a mixed minor positive and major negative effect against this objective.

D.52 Option 2 (Market Towns & Urban Areas) focuses development at the Market Towns and within the urban area of Ipswich. Due to the fact the Market Towns and Ipswich contain a large number of services and facilities, in addition to employment opportunities, residents would not have to regularly travel elsewhere. This would also enable active travel to the town centres and people's workplaces, with positive effects on air quality and noise pollution. Stowmarket and Needham Market are also connected to Ipswich by rail. However, as with Option 1 (Ipswich Fringe), development at each of the Market Towns and within the urban area of Ipswich would likely result in an increase in the number of vehicles on the road overall as a result of population growth, with adverse effects on air quality and noise generation. This is especially the case when the Market Towns and Ipswich already contain relatively high levels of NO2, PM2.5 and PM10. An AQMA is located in the Market Town of Sudbury and there are five AQMAs in Ipswich and so focusing growth at Sudbury and within the urban area of Ipswich may result in further deterioration in air quality. Overall, a mixed major positive and major negative effect is expected.

D.53 Option 3 (Core Villages) focuses development at the Core Villages, where the range of services is more limited than the Market Towns, but Strategic Employment Sites are located near Woolpit and between Long Melford and Acton. It is also noted that there are some Core Villages well located in relation to the Market Towns, specifically Great Cornard which is adjacent to Sudbury. Additionally, the Core Village of Stowupland is located approximately 2km from the centre of Stowmarket, whilst a small number of Core Villages are located in the Ipswich Fringe but are some distance from Ipswich town centre. However, it is likely that people would still need to travel via private car to their place of work and amenities, which could have an adverse effect on air quality, especially if travelling by car into Ipswich and Sudbury where there are AQMAs, and noise pollution. The amount of development proposed could still result in an increase in the number of private vehicles on the road, as a result of population growth. Therefore, a mixed major positive and major negative effect is expected.

D.54 Option 4 (Proportionate Growth) would result in all settlements increasing in size in proportion to their current population, whilst Option 5 (Hierarchical Growth) distributes development according to the settlement hierarchy. More development would therefore take place in the smaller settlements, which contain limited services and facilities and are not in close proximity to people's workplaces. This would result in people having to travel via private car to other, larger settlements where job opportunities and amenities are available, with adverse effects on air quality and noise generation. However, development at the

bigger settlements would help sustain existing services and facilities, whilst also providing and meeting demand for new services as a result of development. Therefore, a mixed major negative and minor positive effect is expected for both options.

D.55 It is likely that focusing development along sustainable transport corridors would result in dispersed services or services that are not within easy walking distance of people's houses, requiring use of the private car. Development along the A12, A14 and A140 would encourage car use along these main roads, with adverse effects on air quality and noise pollution. This is particularly the case when relatively high levels of NO2, PM2.5 and PM10 have already been recorded along these corridors. However, focusing development in or close to the existing settlements on these corridors, with greater accessibility to bus services and railway stations with direct links to London, Cambridge and Norwich, would promote a more sustainable method of travel with positive effects on air quality. A mixed major positive and major negative effect is likely against this objective for Option 6 (Sustainable Transport Corridors).

D.56 Option 7 (New Settlements) could see the creation of new on-site infrastructure, such as schools and local centres, which could help reduce the need for people to travel elsewhere to find these amenities, depending on the size of development. The extent of employment provision in new settlements under Option 7 (New Settlements) is unknown, and, at least in the earlier years of the development, there are unlikely to be good, established public transport links into key service and employment areas, increasing reliance on the private car. Whilst there is potential for policy to require provision of public transport links to be provided up front as a prerequisite to new development, the nature and quality of these links (i.e. whether they align with commuting patterns and are regular/fast enough to be an attractive option) will be key in determining their level of use. Overall, a mixed minor positive and minor negative but uncertain effect is likely against this objective.

D.57 Option 8 (Employment Led) focuses development at the Strategic Employment Sites and Enterprise Zones, and therefore ensures good access to people's workplaces. This reduces the need for people to drive to their workplace via the private car with positive effects on air quality and noise pollution. However, services and amenities tend to be located within town centres instead of on the edge of settlements where the Strategic Employment Sites/Enterprise Zones are typically located. Therefore, people may have to travel further afield to access these services. Furthermore, the Strategic Employment Sites/Enterprise Zones are located in areas where relatively high levels of NO2, PM2.5 and PM10 have been recorded. Overall, a mixed major positive and minor negative effect is likely.

D.58 Option 9 (Environment Led) would result in development in the rural areas in the centre and to the north of Mid Suffolk District, and in the western half of Babergh District to the north. A small amount of development could also take place near the Market Tows of Stowmarket, Eye and Sudbury due to the fact these areas are less constrained. Development in the rural areas of both Districts would encourage car dependency and require people to travel long distances in order to access services and facilities, which would have an adverse effect on air pollution and noise. Overall, Option 9 is expected to have a major negative effect.

Table D.8: SA Objective 7: To conserve soil and mineral resources

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
--?	--?	--?	--?	--?	--?	--?	--?	--?

D.59 Both Districts are largely covered by Minerals Consultation Areas, whilst a small number of minerals extraction sites are also present. It is therefore likely that all options would result in development coming forwards that is located within the Minerals Consultation Areas. This does not mean that development could not take place, but that the minerals planning authority (Suffolk County Council) would need to be consulted on any planning applications in order to avoid the unnecessary or inappropriate sterilisation of mineral resources. In relation to soil resources, both Districts are largely covered by the best and most versatile

agricultural land, specifically Grade 3 agricultural land (it should be noted that some of this land could be Grade 3b, which would not be considered best and most versatile agricultural land) with some areas of Grade 2 agricultural land. A small area of Grade 1 agricultural land is located in the east of Babergh District, but it is likely that development could avoid this area of land.

D.60 All options with the exception of 9 (Environment Led) are likely to result in development on Grade 2 agricultural land, in addition to Grade 3 agricultural land. Option 9 (Environment led) is unlikely to result in development on Grade 2 agricultural land but this is unknown. All nine option would result in substantial development of greenfield land and would also be likely to fall within Minerals Consultation Areas. Therefore, all options are expected to have a major negative but uncertain effect on this objective.

Table D.9: SA Objective 8: To promote the sustainable management of waste

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
0	0	0	0	0	0	0	0	0

D.61 D.63 Given the high-level of these nine options, it is not possible to distinguish between them with respect to the sustainable management of waste. The spatial distribution of development is not likely to influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill. Nor is the distribution of development likely to have an effect on the recovery, re-use or recycling of waste materials, or the demand for recycled material. Therefore, all options are likely to have a negligible effect against this option.

Table D.10: SA Objective 9: To reduce contribution to climate change

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
++/-	++/-	+/-	--/+	--/+	++/--	++/-?	++/-	--

D.62 Services and facilities are located across both Districts in the Market Towns of Hadleigh, Sudbury, Eye, Needham Market and Stowmarket, in addition to a small number of Core Villages. Therefore, people living within close proximity of these towns and/or Core Villages have good access to these amenities, whilst others do not. However, good road connections enable people living further away to have access to these services, but this requires use of the private car and associated CO2 emissions. The incorporation of energy efficient design could help reduce greenhouse gas emissions, but this would be determined at planning application stage.

D.63 Option 1 (Ipswich Fringe) focuses development at the Ipswich Fringe. Therefore, it is likely that people whose jobs are in Ipswich would be located within close proximity to their workplace, in addition to services and facilities. They would be able to cycle or catch a bus to their workplace as well as to amenities, but for jobs, services and facilities in the town centre the distance

would not be walkable, and the dual carriageways around Ipswich could act as barriers to walking and cycling. Therefore, although cycling and bus services would reduce the need to travel via the private car, it is very likely that some people would still drive into Ipswich. This option would also not be so good at providing for homes close to jobs elsewhere in Babergh and Mid Suffolk. Therefore, it is unlikely this option would result in a reduction in cars on the road and associated CO2 emissions. Overall, a mixed major positive and minor negative effect is likely.

D.64 Option 2 (Market Towns & Urban Areas) focuses development at the Market Towns and within the urban area of Ipswich, where a large number of services and facilities, in addition to employment opportunities, are available. This reduces the need for people to travel elsewhere in order to access these amenities, reducing car use and associated CO2 emissions compared to some of the other options. In addition, Stowmarket and Needham Market have direct rail connections to Ipswich, to which many people commute. Therefore, a mixed major positive and minor negative effect is likely.

D.65 Option 3 (Core Villages) focuses development at the Core Villages, where a limited number of services and facilities are available, and there are not as many Strategic Employment Sites in close proximity when compared to the Market Towns. However, some of the Core Villages are well located in relation to the Market Towns, specifically Great Cornard which is adjacent to Sudbury. Additionally, the Core Village of Stowupland is located approximately 2km from the centre of Stowmarket, whilst a small number of Core Villages are located in the Ipswich Fringe but are some distance from Ipswich town centre. Four of the 28 Core Villages have railway stations and therefore, whilst some people would travel via rail, others would not. It is likely that a large number of people would still need to travel via private car to their places of work and for certain amenities under this option. This would increase use of the private car and associated CO2 emissions. Overall, a mixed minor positive and minor negative effect is likely.

D.66 Option 4 (Proportionate Growth) plans for all settlements to increase in size in proportion to their current population, whilst Option 5 (Hierarchical Growth) distributes development according to the settlement hierarchy. This is likely to result in more development taking place in smaller settlements than otherwise would not take place. These settlements contain a very limited number of services and facilities, if any, and are not located within close proximity to the Strategic Employment Sites/Enterprise Zones. Therefore, people would need to travel long distances via private car to work and for amenities, increasing CO2 emissions. However, both options would still result in a proportion of development taking place at the larger settlements. Overall, both options are expected to have a mixed major negative and minor positive effect.

D.67 Option 6 (Sustainable Transport Corridors) focuses development along sustainable transport corridors, specifically the A12, A14 and A140 with greater accessibility to bus services, in addition to the London – Cambridge and London – Norwich rail routes. However, focusing development along the A12, A14 and A140 would encourage use of the private car and increase associated CO2 emissions. On the other hand, focusing growth around key railway stations and more frequent bus services would discourage use of the private car and reduce CO2 emissions. However, it is possible that focusing development along these corridors could result in dispersed services or services that are not within easy walking distance of people's houses, requiring use of the private car in the long-term. Therefore, overall, a mixed major positive and major negative effect is likely.

D.68 Option 7 (New Settlements) focuses development at one or more new settlements and could therefore see the creation of new on-site infrastructure, such as schools and local centres, and be designed around walking and cycling. This could reduce the need for people to travel elsewhere to find these amenities, depending on the size of development. Larger new settlements could have greater potential to incorporate low-carbon and energy efficient design, such as district heating networks. The extent of employment provision in new settlements under this option is unknown and may lead to longer journeys to work. Whilst there is potential for policy to require provision of public transport links to be provided up front as a prerequisite to new development, the nature and quality of these links (i.e. whether they align with commuting patterns and are regular/fast enough to be an attractive option) will be key in determining their level of use. Overall, Option 7 (New Settlements) is expected to have a mixed major positive and minor negative but uncertain effect.

D.69 Option 8 (Employment Led) focuses development at the Strategic Employment Sites and Enterprise Zones, and therefore ensures good access to people's workplaces. This reduces the need for people to drive to their workplace via the private car, reducing CO2 emissions. However, services and amenities tend to be located within town centres instead of on the edge of settlements where the Strategic Employment Sites/Enterprise Zones are typically located. Therefore, people may have to travel further afield to access these services. Overall, a mixed major positive and minor negative effect is likely.

D.70 Option 9 (Environment Led) focuses development in the least environmentally constrained areas, which happen to be the rural areas in the centre and to the north of Mid Suffolk District, and in the western half of Babergh District to the north. Additionally, some parts around the Market Towns of Stowmarket, Eye and Sudbury are also less environmentally constrained.

Development in the rural parts of both Districts would require people to travel long distances to reach certain facilities, which would increase use of the private car and associated CO2 emissions. Therefore, Option 9 is expected to have a major negative effect on this objective.

Table D.11: SA Objective 10: To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
-?	-?	-?	-?	-?	-?	-?	-?	-?

D.71 Both Districts contain a number of areas that fall within Flood Zones 2 and 3, particularly associated with the main watercourses and estuaries, which are at a higher risk of flooding. Surface water flooding is also prevalent across both Districts, and an increase in housing development would reduce the permeable surfaces available. The NPPF discourages the development of housing within areas at the highest risk of flooding. Development may be able to incorporate surface water management measures, such as Sustainable Drainage Systems (SuDS) to address the existing flood risk as well as that generated by development.

D.72 All options with the exception of 9 (Environment Led) contain land that falls within Flood Zones 2 and 3. Option 9 (Environment Led) on the other hand does not contain land that falls within Flood Zone 3 but contains some areas that fall within Flood Zone 2. Therefore, it is likely that development could fall within these areas at high risk of flooding. Each option also contains areas where there is a 1 in 30-year risk of surface water flooding. Overall, all options are expected to have a minor negative but uncertain effect against this objective.

Table D.12: SA Objective 11: To conserve and enhance biodiversity and geodiversity

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
--?	--?	--?	--?	--?	--?	+/-?	--?	-?

D.73 The Stour & Orwell Estuaries SAC, SPA and Ramsar Site is located to the south east of Babergh District with the Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) 13km Zone of Influence projecting outwards from here and covering the eastern half of Babergh District. A number of nationally and locally designated and non-designated biodiversity assets are found across both Districts, and much of the Plan area is subject to SSSI Impact Risk Zones, where Natural England would need to be consulted on planning applications for development.

D.74 Option 1 (Ipswich Fringe) contains a number of designated biodiversity assets and whilst it is unlikely that development would be permitted on these sites, focusing development at the Ipswich Fringe could affect the network of green spaces

important for wildlife, habitats and species, particularly if multiple sites come forward in proximity to these areas of biodiversity value. Furthermore, the Ipswich Fringe partially falls within the Stour & Orwell Estuaries SPA and Ramsar Site, and entirely falls within the Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) 13km Zone of Influence. It is also likely that development would result in a loss of greenfield land. Therefore, a major negative but uncertain effect is likely against this objective.

D.75 Options 2 (Market Towns & Urban Areas), 3 (Core Villages), 6 (Sustainable Transport Corridors) and 8 (Employment Led) also contain a number of designated biodiversity assets and although it is unlikely development would be permitted on these sites, development could affect the networks of supporting habitats between these sites. Options 3 (Core Villages), 6 (Sustainable Transport Corridors) and 8 (Employment Led) contain land that falls within the Stour & Orwell Estuaries SPA and Ramsar Site, and each option contains land that falls within the RAMS 13km Zone of Influence. It is also likely that development would result in loss of greenfield land. Therefore, a major negative but uncertain effect is expected for these options.

D.76 Options 4 (Proportionate Growth) and 5 (Hierarchical Growth) would result in development across every settlement, a number of which are located within close proximity of the Stour and Orwell Estuaries SPA and Ramsar site and fall within the RAMS 13km Zone of Influence. This could have a major negative effect on the species this site is designated for. It is also likely that greenfield land would be lost to development. Therefore, a major negative but uncertain effect is expected against this objective for both options.

D.77 The location of any new settlements that could come through Option 7 (New Settlements) is uncertain. However, it is very likely that this option would lead to development on greenfield land. Both Districts contain a large number of designated and non-designated habitats and it is therefore possible that a new settlement could take place at or within close proximity to these biodiversity assets. Greenfield sites are not always of particular ecological value, and the more sensitive ecological locations could be avoided. Designing a new settlement from scratch means that green infrastructure incorporating ecological networks could be designed into development, with positive effects on this objective. Therefore, overall, Option 7 (New Settlements) is expected to have a mixed minor positive and minor negative but uncertain effect.

D.78 Option 9 focuses development in the least environmentally constrained areas, specifically the rural areas in the centre and to the north of Mid Suffolk District, and in the western half of Babergh District to the north. Additionally, some parts around the Market Towns of Stowmarket, Eye and Sudbury are less environmentally constrained. Although this option would mainly avoid designated and non-designated biodiversity assets, it could still result in development adjacent to biodiversity sites, whilst also resulting in a loss of greenfield land. Overall, a minor negative but uncertain effect is likely.

Table D.13: SA Objective 12: To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
-?	-?	--?	--?	--?	--?	-?	--?	-?

D.79 Designated historic assets including listed buildings, conservation areas, scheduled monuments and registered parks and gardens are spread across both Districts, mainly in the Market Towns and Core Villages, with a notable concentration also along the A14 corridor.

D.80 Option 1 (Ipswich Fringe) would result in development at the Ipswich Fringe. This could have an adverse effect on the historic environment due to the presence of a number of mainly Grade II listed buildings and one Grade I listed building. No scheduled monuments, conservation areas or registered parks and gardens are present in the Ipswich Fringe. Therefore,

overall, a minor negative effect is likely against this objective. The effect is recorded as uncertain because the actual effect will depend on the final location, design, scale and layout of the proposed development.

D.81 Option 2 (Market Towns & Urban Areas) would result in development at the Market Towns, the centres of which contain conservation areas and a number of listed buildings, as well as within the Ipswich urban area. It is likely that development would take place on the edge of these settlements instead of their centres where built development is already present. Therefore, a minor negative but uncertain effect is expected against this option.

D.82 Option 3 (Core Villages) would result in development at the Core Villages, many of which contain listed buildings and conservation areas. Due to the size of these villages, it is likely that development would take place near their historic centres. Therefore, Option 3 (Core Villages) is expected to have a major negative but uncertain effect.

D.83 Options 4 (Proportionate Growth) and 5 (Hierarchical Growth) would result in a similar amount of development at all settlements across both Districts, some of which contain registered parks and gardens and scheduled monuments, in addition to conservation areas and listed buildings. Therefore, a major negative but uncertain effect is likely for both options.

D.84 Option 6 (Sustainable Transport Corridors) focuses development along the A12, A14 and A140 with greater accessibility to bus services than elsewhere, in addition to the London – Cambridge and London – Norwich rail routes. The land adjacent to these major A roads contains a large number of designated historic assets, including listed buildings, several conservation areas, a scheduled monument and registered park and garden mainly located along the A14. Therefore, a major negative but uncertain effect is expected against this objective.

D.85 The location of any new settlements that could come through Option 7 (New Settlements) is uncertain. However, there are a number of listed buildings, conservation areas, scheduled monuments and registered parks and gardens across both Districts. Therefore, it is possible that a new settlement may be developed within an area that contains or is located within close proximity to various historic assets, although the more sensitive locations could be avoided. Therefore, Option 7 (New Settlements) is expected to have a minor negative but uncertain effect.

D.86 Option 8 (Employment Led) focuses development at the Strategic Employment Sites and Enterprise Zones, located within close proximity of the Market Towns and the Ipswich Fringe, where a number of conservation areas and listed buildings are present. For example, the Strategic Employment Site on the northern edge of Sudbury is located adjacent to a scheduled monument, whilst the Strategic Employment Site on the north-eastern edge of Sudbury is located within close proximity of a registered park and garden. Therefore, overall, Option 8 (Employment Led) is expected to have a major negative but uncertain effect against this objective.

D.87 Option 9 (Environment Led) focuses development in the least environmentally constrained areas, specifically the rural areas in the centre and to the north of Mid Suffolk District, and in the western half of Babergh District to the north. Additionally, some parts around the Market Towns of Stowmarket, Eye and Sudbury are less environmentally constrained. These areas under this option would largely avoid designated historic assets. Therefore, a minor negative but uncertain effect is likely.

Table D.14: SA Objective 13: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
--/+?	--/+?	--?	--?	--?	--/+?	--?	--?	-?

D.88 Two AONBs are located in Babergh District, specifically the Dedham Vale AONB and the Suffolk Coast & Heaths AONB. In 2019, Notice was given that Natural England propose to make an Order extending the Suffolk Coast & Heaths AONB, whilst an extension to the Dedham Vale AONB is also proposed. In addition to AONBs, Special Landscape Areas are located across both Districts, particularly in the river valleys, and were designated in the adopted Local Plans.

D.89 Option 1 (Ipswich Fringe) would result in development at the Ipswich Fringe, which contains part of the Suffolk Coast & Heaths AONB. Additionally, a Special Landscape Area is present here, which includes the Chantry Vale area on Ipswich's western boundary and the River Gipping. However, it is possible that development may help renew certain areas on the edge of the town, resulting in landscape improvements. Overall, a mixed major negative and minor positive but uncertain effect is likely.

D.90 Option 2 (Market Towns & Urban Areas) would result in development at the Market Towns in both Districts, as well as within the urban area of Ipswich. One of the Market Towns, Hadleigh, is located within close proximity of the Dedham Vale AONB, whilst the proposed Dedham Vale AONB extension which stretches up to the Market Town of Sudbury. The Market Towns also fall within Special Landscape Areas in both Districts. However, it should be noted that it is unlikely that development would take place on specific landscape features present in these areas (e.g. parks and green spaces) and may even help renew certain areas, leading to landscape improvements. Overall, a mixed major negative and minor positive effect is likely.

D.91 Option 3 (Core Villages) would result in development at the Core Villages, whilst Options 4 (Proportionate Growth) and 5 (Hierarchical Growth) would result in development in all settlements across both Districts, some of which are located within or adjacent to the Suffolk Coast & Heaths AONB and/or the Dedham Vale AONB and their proposed extensions. Although a large proportion of development would not take place in these sensitive areas, some would and therefore, all three options are expected to have a major negative but uncertain effect on this objective.

D.92 Option 6 (Sustainable Transport Corridors) focuses development along sustainable transport corridors, including the A12 and A14 which pass through the Dedham Vale and Suffolk Coast & Heaths AONBs, respectively. However, development along these transport corridors may help renew certain areas, with positive effects on the landscape. Therefore, overall, this option is expected to have a mixed major negative and minor positive but uncertain effect.

D.93 The location of any new settlement that could come forward through Option 7 (New Settlements) is uncertain. However, a new settlement has the potential to have a major impact on the landscape due to its size, wherever it is located as it would be introducing urban development into two predominantly rural Districts. Therefore, a major negative but uncertain effect is likely.

D.94 Option 8 (Employment Led) focuses development at the Strategic Employment Sites and Enterprise Zones, two of which partially fall within the Suffolk Coast & Heaths AONB. Therefore, although development could avoid the area that falls within the AONB, it would still be located adjacent to the AONB with potential adverse effects on the setting of the AONB. Overall, a major negative but uncertain effect is likely.

D.95 Option 9 (Environment Led) focuses development in the least environmentally constrained areas and therefore is designed to avoid sensitive landscape areas, specifically the AONBs and their extensions, as well as the Special Landscape Areas and Country Parks. However, the areas considered to be least environmentally constrained are the more rural areas where development would be likely to have an adverse effect on the landscape. Overall, a minor negative but uncertain effect is likely against this objective.

Table D.15: SA Objective 14: To achieve sustainable levels of prosperity and economic growth throughout the plan area

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
--/+?	++/-	+/-	+/-?	+/-?	+/-?	+/-?	++/-	--/+?

D.96 The Market Towns in both Districts are centres of employment and contain a large number of services and facilities, whilst the Strategic Employment Sites and Enterprise Zones also offer many job opportunities. Core Villages also provide a good level of services but tend to have lower service provision than the Market Towns. In addition, Ipswich is a significant hub of the local economy, attracting considerable commuting from residents of Babergh Mid Suffolk.

D.97 Option 1 (Ipswich Fringe) seeks to focus new homes and jobs at the Ipswich Fringe. Concentrating homes and jobs on the edge of Ipswich could help boost the economy through increasing its workforce and attracting investment. For example, living in close proximity of a central and well-connected area is likely to retain or bring young professionals into the area. Its location relatively close to Suffolk University would also be of economic benefit. However, this approach would do relatively little to support local economies outside of Ipswich and within the plan area. Therefore, a mixed major negative and minor positive but uncertain effect is likely.

D.98 Option 2 (Market Towns & Urban Areas) is likely to result in mixed development incorporating employment uses as well as homes within and on the edge of the Market Towns, and potentially within the urban area of Ipswich too. The locations relatively close to the town centres where a large number of amenities are available, could help improve these local economies. However, it is unlikely this option would do much in the way of supporting the rural economy and associated jobs. Overall, a mixed major positive and minor negative effect is likely.

D.99 Option 3 (Core Villages) seeks to spread new homes and jobs out to the Core villages, which would contribute positively towards the local economy, by supporting local businesses. However, it is unlikely that development would provide many new, long-term jobs in the villages, as particular developments coming forward under this option are likely to be of smaller scale. Therefore, a mixed minor positive and minor negative effect is likely.

D.100 Options 4 (Proportionate Growth) and 5 (Hierarchical Growth) would result in development across all settlements in both Districts, depending on their current population and where they fall within the settlement hierarchy, respectively. This could have positive effects on the rural economy and jobs. However, the amount of development proposed at each settlement is relatively small compared to the other options, and even at the larger settlements, would be unlikely to provide many new job opportunities. This could have adverse effects on the economy. Overall, both options are expected to have a mixed minor positive and minor negative but uncertain effect on this objective.

D.101 Option 6 (Sustainable Transport Corridors) focuses development along sustainable transport corridors, specifically the A12, A14 and A140 and the London – Cambridge and London – Norwich rail routes. It is therefore likely that people would have good access to their places of work within both Districts, with positive effects on the economy. However, it is likely that a higher proportion of people would be travelling to Ipswich, London, Cambridge, Norwich and elsewhere through this option, and may therefore not be contributing directly towards the economy in the plan area. Therefore, a mixed minor positive and minor negative but uncertain effect is likely.

D.102 Option 7 (New Settlements) would provide an opportunity for significant new infrastructure to be delivered, which has the potential to generate new jobs, particularly for those living within the new settlement itself. However, the extent of employment uses that would be delivered as part of this option is uncertain and largely dependent on the size of the new settlement. If employment in new settlements is limited, residents could be some distance from centres of employment. Therefore, a mixed minor positive and minor negative but uncertain effect is likely.

D.103 Option 8 (Employment Led) focuses development at the Strategic Employment Sites and Enterprise Zones in both Districts, where existing employment land is present. Therefore, this option would help develop these areas further, with positive effects on the economy. However, this option would also be less likely to support the economy in the more rural areas. Therefore, overall, a mixed major positive and minor negative effect is likely.

D.104 Option 9 (Environment Led) focuses development in the least environmentally constrained areas, specifically the rural areas in the centre and to the north of Mid Suffolk District, and in the western half of Babergh District to the north. Additionally, some parts around the Market Towns of Stowmarket, Eye and Sudbury are less environmentally constrained. Therefore, a small amount of development would take place in proximity to the aforementioned Market Towns but would not be enough to support the economies there. This option would, however, help support the more rural economies, but development in these locations would not support the main focal points of economic activity in the Plan area. Overall, a mixed major negative and minor positive but uncertain effect is likely.

Table D.16: SA Objective 15: To revitalise the District's town centres

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns & Urban Areas	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
--/+?	++	+/-	+/-	+/-	++/-	--/+?	++/-?	--/+?

D.105 This SA objective covers the District Centres in both Districts, in addition to the Town Centres. District Centres are located in the settlements of Debenham, Eye and Needham Market, whilst Town Centres are located in the settlements of Stowmarket, Sudbury and Hadleigh. All of these settlements, with the exception of Debenham, are categorised as Market Towns in the settlement hierarchy. Debenham is considered a District Centre from a retail perspective but in the settlement hierarchy a Core Village as it does not contain the same levels of services, facilities and employment opportunities as the Market Towns.

D.106 Option 1 (Ipswich Fringe) focuses development on the edge of Ipswich, in the Ipswich Fringe. It is likely that people would live here because they work in Ipswich, and therefore have good accessibility to the town. Focusing development here would help revitalise Ipswich but not the towns located within the plan area. It is possible, however, that people living at the Ipswich Fringe would potentially travel to the Market Towns of Needham Market and Stowmarket, which are easily accessible along the A14 dual carriageway and on the direct train to Ipswich. Therefore, a mixed major negative and minor positive but uncertain effect is likely on this objective.

D.107 Option 2 (Market Towns & Urban areas) seeks to focus new homes and jobs at the Market Towns in both Babergh and Mid Suffolk, therefore bringing new people and employment opportunities to these areas. The option would result in more people making use of the services and facilities present in these towns with an associated increase in footfall, whilst also creating demand for new services. Although this option would also provide for some development within the urban area of Ipswich, a major positive effect is likely against this objective.

D.108 Option 3 (Core Villages) focuses development at the Core Villages and therefore could take development opportunities away from the Market Towns present in both Districts. However, it is noted that there are some Core Villages well located in relation to the Market Towns, specifically Great Cornard which is adjacent to Sudbury. Although this option would have beneficial effects on the village centres, it would result in lower footfall in the town centres and less demand for the services present there. This could result in vacant units, with detrimental effects on the Market Towns. Therefore, a mixed minor positive and minor negative effect is likely.

D.109 Options 4 (Proportionate Growth) and 5 (Hierarchical Growth) would result in development across all settlements in both Districts, depending on their current population and where they fall within the settlement hierarchy, respectively. Development at the Market Towns under this option would only be small-scale and unlikely to be enough to revitalise the town centres. However, a small increase in population at the Market Towns would increase footfall in the town centres, and potentially result in a small increase in demand for services. It is likely that people living in the smaller settlements towards the bottom of the settlement hierarchy would still need to travel to the town centres for the services and facilities available there. Therefore, both options are expected to have a mixed minor positive and minor negative effect.

D.110 Option 6 (Sustainable Transport Corridors) focuses development along sustainable transport corridors, specifically the A12, A14 and A140, and the London – Cambridge and London – Norwich rail routes. It is therefore likely that people would have good access to the town centres within both Districts under this option, but also outside of both Districts. People may also be keen to travel further to larger towns and cities, where the range of services available would be higher. Therefore, this option is expected to have a mixed major positive and minor negative effect on this objective.

D.111 Option 7 (New Settlements) would provide an opportunity for significant new infrastructure to be delivered, which has the potential to generate new jobs and provide a range of services and facilities, particularly for those living within the new settlement itself. However, the availability of these amenities within the new settlement depends on the size of the new settlement. Depending on the amenities provided as part of the new settlement, this option could result in there being little need for people to travel to the Market Towns for the services and facilities there. Furthermore, this option may lead to investment going to the new settlement(s) that would otherwise have gone to the Market Towns. However, it is likely that the delivery of services and facilities in the new settlement(s) would not take place until near completion because they would require up-front investment. Therefore, in the short-term, it is likely that people would travel to the Market Towns for the amenities there. Therefore, overall, a mixed major negative and minor positive but uncertain effect is likely.

D.112 Option 8 (Employment Led) focuses development at the Strategic Employment Sites and Enterprise Zones across Babergh and Mid Suffolk Districts. Most, but not all, of these centres of employment are located on the edge of the Market Towns and may therefore not directly revitalise the town centres. However, it is likely that growth in population would result in an increase in footfall and demand for services within the town centres, but this is uncertain. Therefore, a mixed major positive and minor negative but uncertain effect is likely.

D.113 Option 9 (Environment Led) focuses development in the least environmentally constrained areas, specifically the rural areas in the centre and to the north of Mid Suffolk District, and in the western half of Babergh District to the north. Additionally, some parts on the edge of the Market Towns of Stowmarket, Eye and Sudbury are less environmentally constrained. Focusing development in the rural areas in both Districts would take development away from the Town and District Centres, whilst development on the very edge of Stowmarket, Eye and Sudbury where space is limited would not help revitalise the town centres present in these settlements. Therefore, overall, a mixed major negative and minor positive effect is likely.

Table D.17: SA Objective 16: To enable efficient patterns of movement and modal shift towards sustainable modes of transport

Likely Effect								
Option 1: Focussing development at the Ipswich Fringe	Option 2: Focussing development at the Market Towns	Option 3: Focussing development at the Core Villages	Option 4: Proportionate growth – all settlements increase in size in proportion to current population	Option 5: Hierarchical growth – distributing development according to the settlement hierarchy	Option 6: Focussing development along sustainable transport corridors	Option 7: Focussing development at one of more new settlements	Option 8: Focussing development at the Strategic Employment Sites and Enterprise Zones	Option 9: Focussing development in the least environmentally constrained areas
++/-	++	+/-	+/-?	+/-?	++/--	++/-?	++/-?	--/+

D.114 Services and facilities are located across both Districts in the Market Towns of Hadleigh, Sudbury, Eye, Needham Market and Stowmarket, a small number of Core Villages and also in nearby Ipswich. Therefore, people living within close proximity of these towns and/or villages are in walking and cycling distance of the amenities on offer, whilst others are not. However, good road connections enable people living further away to have access to these services, but this requires use of the private car.

D.115 Locating development in close proximity to Ipswich is likely to reduce the need for people to travel via private car into the town itself, and may increase cycling, in addition to use of the bus. This is particularly the case when a large number of services and facilities are present in Ipswich and people therefore do not have to travel to find these amenities elsewhere. However, Ipswich town centre is considered too far away to be within walking distance of the Ipswich Fringe, and the dual carriageways around Ipswich could act as barriers to walking and cycling. The railway station in Ipswich also has good access to London, Cambridge and Norwich. Overall, Option 1 (Ipswich Fringe) is expected to have a mixed major positive and minor negative effect on this objective.

D.116 Option 2 (Market Towns & Urban Areas) focuses development at the Market Towns and within the urban area of Ipswich, where a number of services and facilities, in addition to job opportunities, are present. Therefore, people will be located within close proximity to local amenities and can probably access them by walking and cycling, or public transport. Three out of the five Market Towns have railway stations, as does Ipswich. Therefore, a major positive effect is expected against this objective.

D.117 Option 3 (Core Villages) focuses development at the Core Villages, where a limited range of amenities are available compared to the Market Towns. However, it is noted that there are some Core Villages well located in relation to the Market Towns, specifically Great Cornard which is adjacent to Sudbury. Additionally, the Core Village of Stowupland is located approximately 2km from the centre of Stowmarket but the A14 acts as a barrier between these two settlements. All remaining Core Villages are located over 5km from an urban area. Therefore, people may need to travel elsewhere for the services and facilities that are not present within their village, and this is most likely to be via the private car. Indeed, only four Core Villages contain a railway station. Overall, a mixed minor positive and minor negative effect is likely.

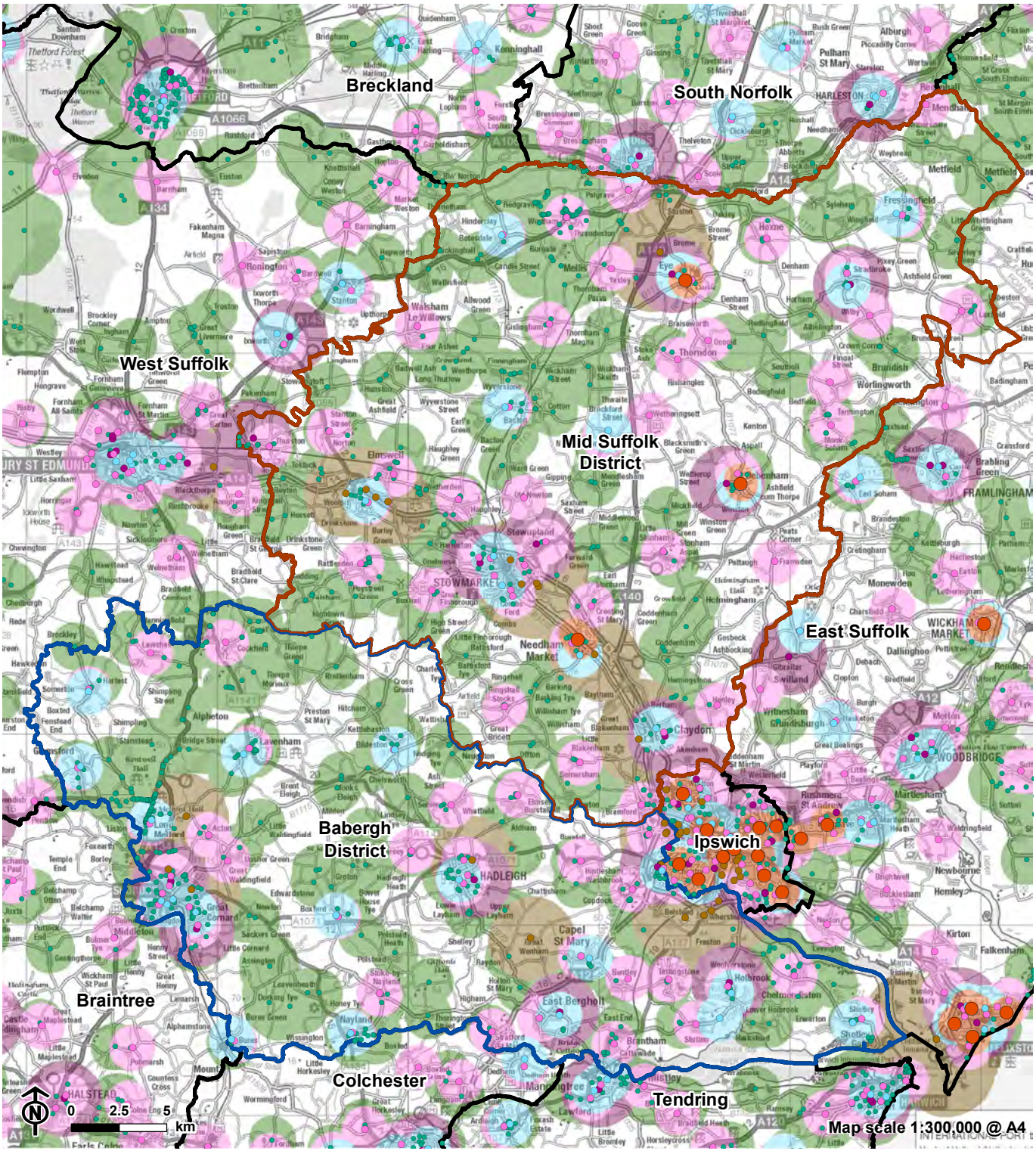
D.118 Options 4 (Proportionate Growth) and 5 (Hierarchical Growth) would result in development across all settlements in both Districts, some of which are very small and not located within close proximity to any amenities or significant employment opportunities and have poorer bus services. Therefore, people would need to travel, mainly by car, to the larger settlements under this option, where they are more likely to find more services and facilities they need as well as jobs. However, some development would still occur at the larger settlements under these options and it is therefore possible that some of the new development would be closer to the jobs and services people require. People may also need to travel elsewhere (e.g. to Ipswich) where they are more likely to find these services. Overall, both options are expected to have a mixed minor positive and minor negative but uncertain effect on this objective.

D.119 Option 6 (Sustainable Transport Corridors) focuses development along the A12, A14 and A141 with greater accessibility to bus services, in addition to the London – Cambridge and London – Norwich rail routes. Therefore, this option promotes the use of sustainable modes of transport but is also likely to encourage use of the private car due to its proximity to major A roads. It is likely that people would have good access to services and facilities, but these may not be within walking and cycling distance and therefore would not encourage active travel. Therefore, overall, a mixed major positive and major negative effect is likely.

D.120 Option 7 (New Settlements) focuses development at one or more new settlements, the locations of which are unknown. It is likely that this option would require supporting transport infrastructure that connected it to the Market Towns and Ipswich, which would require large-scale investment and time to implement. It is likely that any transport infrastructure would not be delivered until near completion of development, so people would need to travel via private car in the short-term in order to access the services and amenities they need. However, on completion of development, people may have the amenities they need within the new settlement, and it may also be well-connected to surrounding areas. However, the availability of amenities within the new settlement is dependent on its size. Large-scale developments also have scope to be designed in a way that encourages active travel. Therefore, a mixed major positive and minor negative but uncertain effect is likely.

D.121 Option 8 (Employment Led) focuses development at the Strategic Employment Sites and Enterprise Zones. Therefore, people would be located in close proximity to their workplace and able to walk and cycle to work. However, some of the Strategic Employment Sites and Enterprise Zones are located on the edge of the Market Towns and therefore people may not be able to walk or cycle into the town centres, where various amenities are available. Therefore, a mixed major positive and minor negative but uncertain effect is likely.

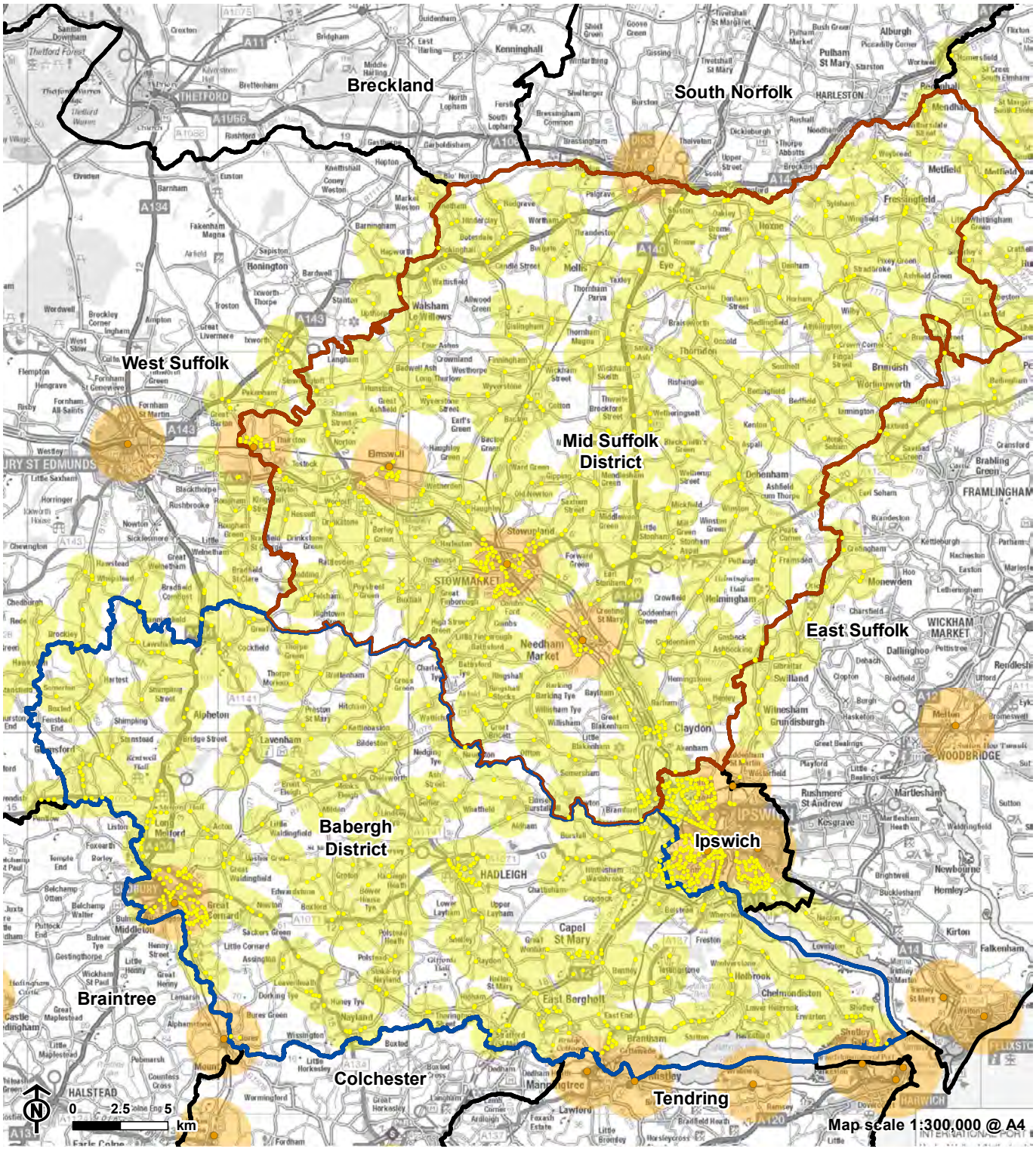
D.122 Option 9 (Environment Led) focuses development at the least environmentally constrained areas, specifically the rural areas in the centre and to the north of Mid Suffolk District, and in the western half of Babergh District to the north. Additionally, some parts on the edge of the Market Towns of Stowmarket, Eye and Sudbury are less environmentally constrained. Development in the rural areas would result in people having to travel elsewhere for many services and facilities, which would require use of the private care. This is due to the fact public transport services would be very limited in these rural areas. Development on the edge of Stowmarket, Eye and Sudbury would, on the other hand, be closer to jobs, services and facilities as well as bus services, and would be less likely to require use of the private car, although car use would still probably be high. Therefore, a mixed major negative and minor positive effect is likely.



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Source: BMSDC

Figure D.1: Access to services and facilities

- Babergh District
- Mid Suffolk District
- Neighbouring local authority
- District centre
- District centre 800m buffer
- Open space
- Open space 1.2km buffer
- Secondary or further education
- Secondary and further education 2km buffer
- Primary school
- Primary school 1.2km buffer
- GP practice
- GP practice 1.2km buffer
- Enterprise Zones and Strategic Employment Sites
- Enterprise Zones and Strategic Employment Sites 2km buffer

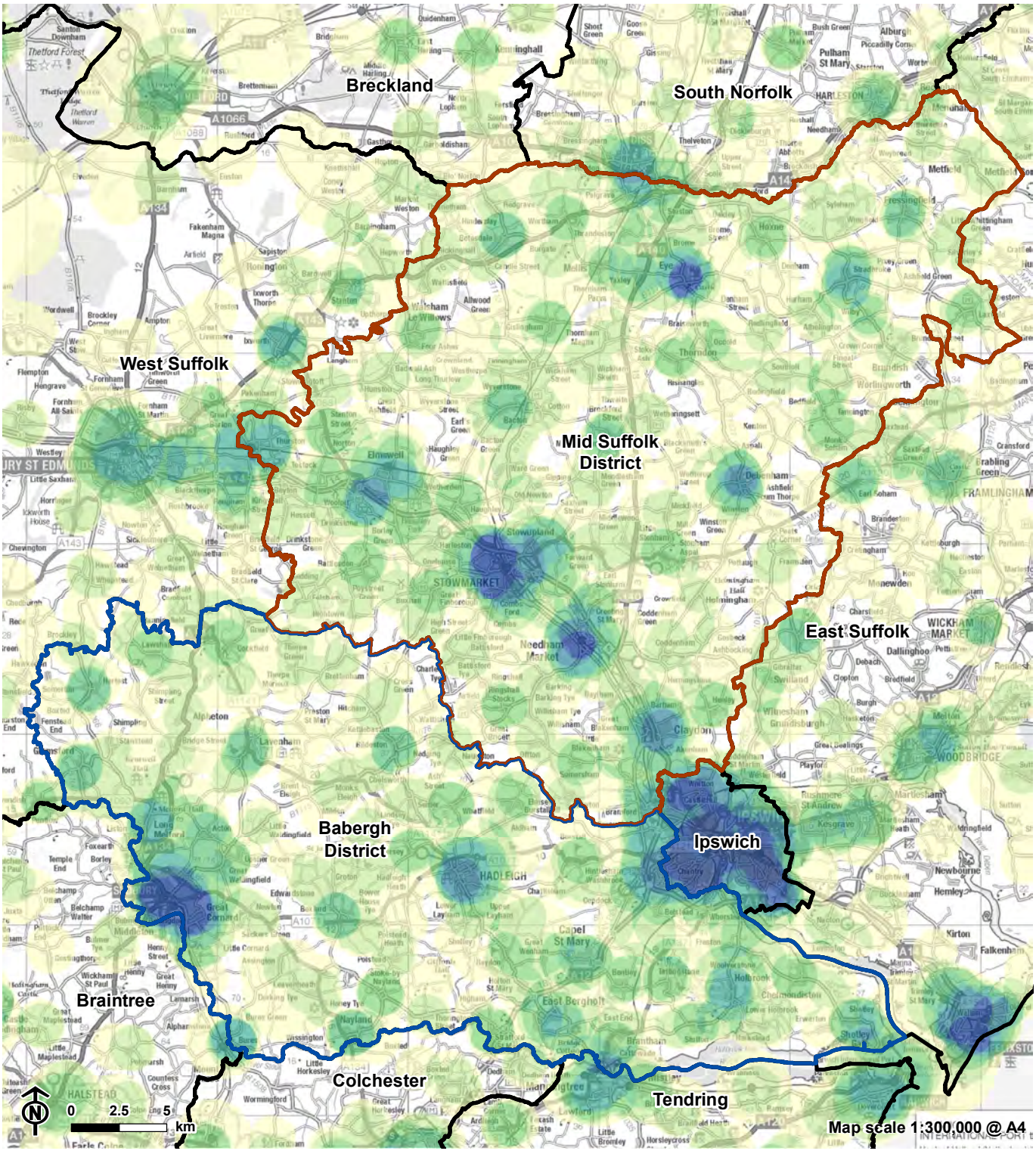


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Source: BMSDC, Naptan

Figure D.2: Access to sustainable modes of transport

- Babergh District
- Mid Suffolk District
- Neighbouring local authority
- Railway station
- Railway station 2km buffer
- Bus stop
- Bus stop 1km buffer



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Source: BMSDC, Naptan

Figure D.3: Access to services and facilities graded by number of services

- Babergh District
- Mid Suffolk District
- Neighbouring local authority

Number of services accessible

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

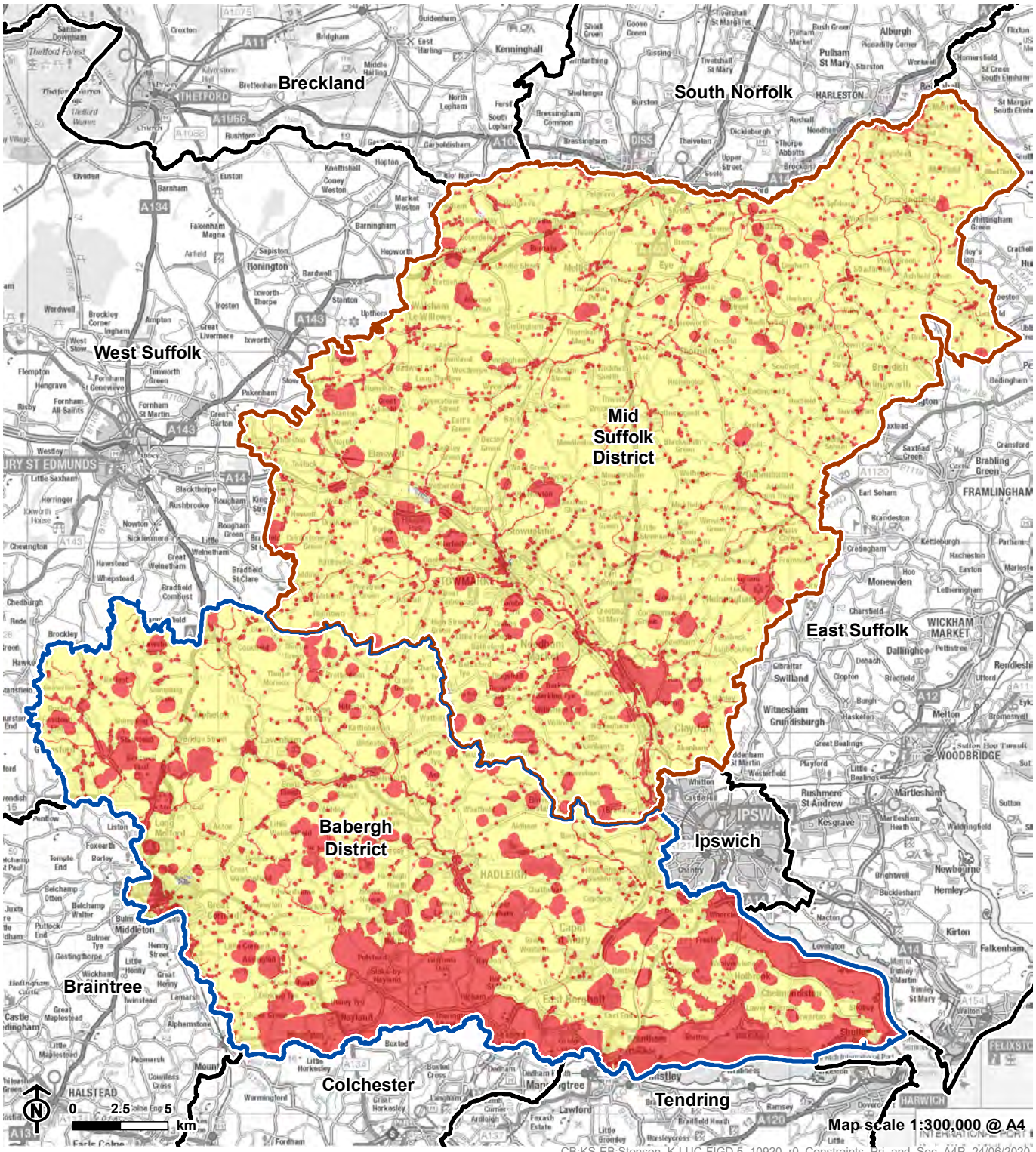


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Source: BMSDC, Historic England, Natural England, Environment Agency

Figure D.4: Primary constraints

- Babergh District
- Mid Suffolk District
- Neighbouring local authority
- Listed Building
- Scheduled Monument
- European site
- Site of Special Scientific Interest
- National Nature Reserve
- Ancient woodland
- Area of Outstanding Natural Beauty
- Flood zone 3
- Water courses: ponds, lakes, reservoirs, rivers, streams, canals

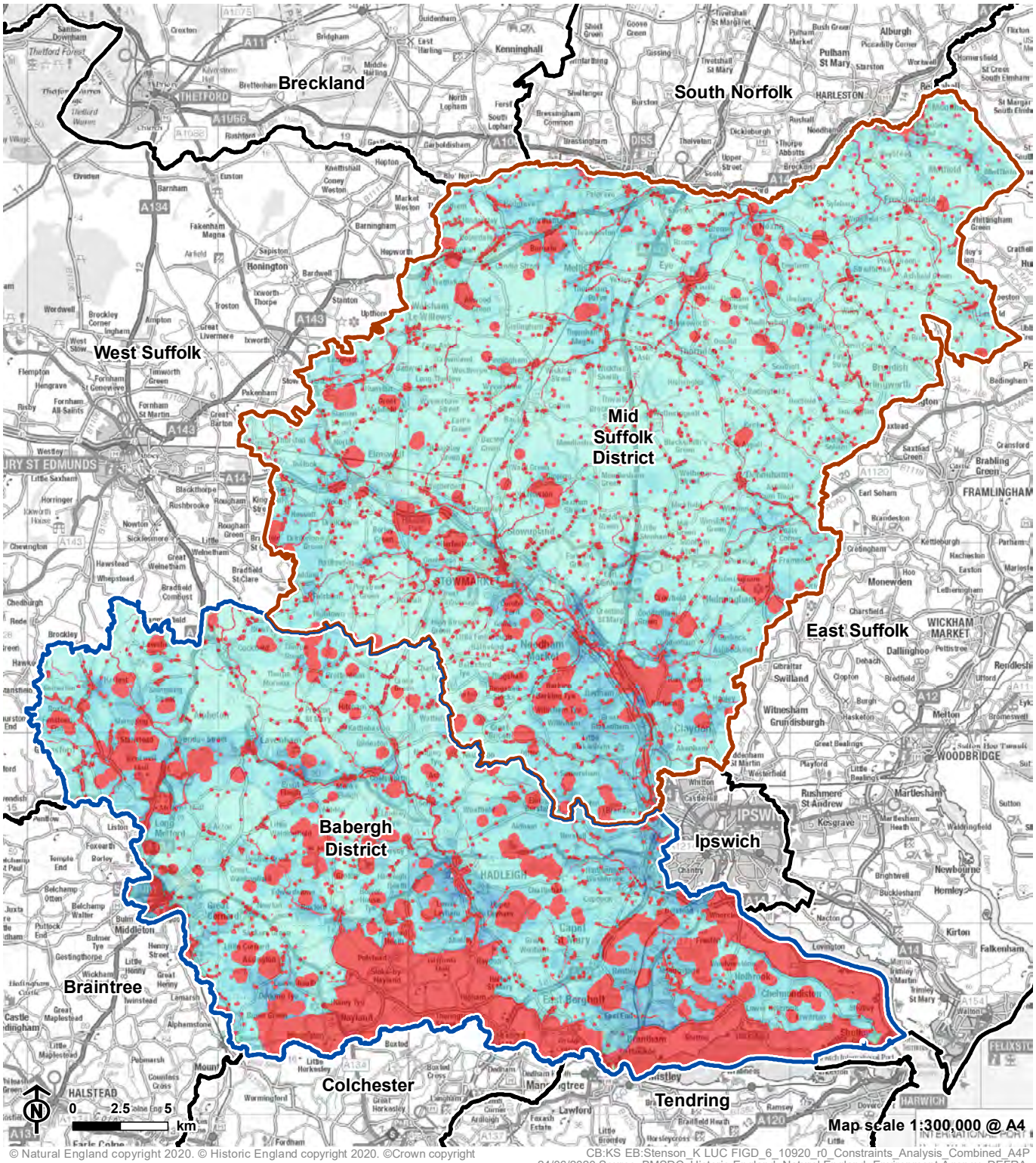


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Source: BMSDC, Historic England, Natural England, Environment Agency, DEFRA, Anglian Water

Figure D.5: Constraints to development (primary and secondary)

- Babergh District
- Mid Suffolk District
- Neighbouring local authority
- Primary constraints
- Secondary constraints



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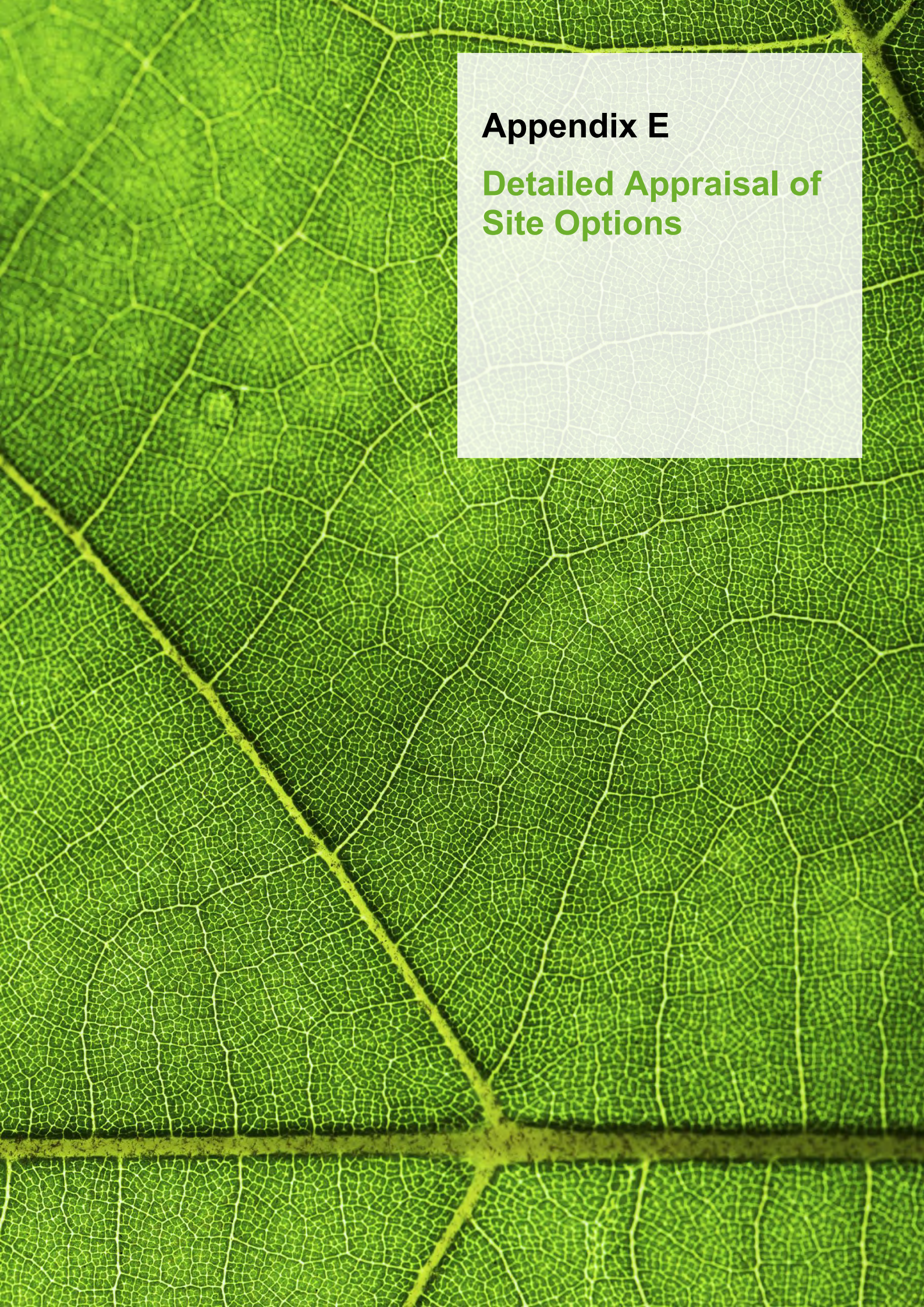
CB:KS EB:Stenson_K LUC FIGD_6_10920_r0_Constraints_Analysis_Combined_A4P 24/06/2020 Source: BMSDC, Historic England, Natural England, Environment Agency, DEFRA, Anglian Water

Figure D.6: Constraints to development (graded by number of secondary constraints)

- Babergh District
- Mid Suffolk District
- Neighbouring local authority
- Primary constraints

Number of secondary constraints

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7



Appendix E

Detailed Appraisal of Site Options

Appendix E

Detailed Appraisal of Site Options

E.1 To aid interpretation of these tables, the sites are divided into three categories:

- Site names that are in ***bold italics*** are those sites that are already committed and therefore automatically are allocated in the JLP. As of October 2020, these sites all had planning permission.
- Site names that are **bold**, without italics, are those sites that do not yet have planning consent but are allocated in the JLP.
- Site names that are in normal text (i.e. are neither bold nor in italics) are sites that BMSDC have decided not to include in the JLP as allocations.

Appendix E-1

Babergh District Parishes

Acton Parish

- ***SS0177: Land south of Tamgate Road, Acton (Residential – yield: 100 dwellings)***
- SS1225: Land West of Bull Lane, Acton Industrial Estate (Employment)

Table E.1: Acton Parish

SA Objective	Criteria	*SS0177: Land south of Tamgate Road, Acton (Residential)*	SS1225: Land West of Bull Lane, Acton Industrial Estate (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	N/A
	1b Open space, sport and recreation	++	N/A
	1c Public Rights of Way (PRoW)	++	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	N/A
	2b Secondary schools	--	N/A
	2c Further and higher education facilities	--	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+
	3b Settlement hierarchy	+	--
	3c Centres of employment	+	0
4. To meet the housing requirements of the whole community.	4a Housing provision	+	N/A
	4b Barriers to housing and services	+	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resources Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	--	-
	7c Minerals	-	-

SA Objective	Criteria	***SS0177: Land south of Tamgate Road, Acton (Residential)***	SS1225: Land West of Bull Lane, Acton Industrial Estate (Employment)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	--
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	+
	14b Employment sites	0	+
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	-

Major Positive

E.2 Both sites are expected to have a major positive effect against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.3 Furthermore, Site SS0177 (Land south of Tamgate Road, Acton) is also expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because it is located within a desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore is likely to encourage healthier and more active lifestyles. Site SS0177 (Land south of Tamgate Road, Acton) is also expected to have a major positive effect against criterion 2a (Primary schools) as it falls within desirable walking distance of a primary school.

Major Negative

E.4 Both sites are expected to have major negative effects against criterion 7a (Brownfield/greenfield land) as both sites are categorised as greenfield land, which does not make efficient use of land. In addition, site SS0177 (Land south of Tamgate Road, Acton) is expected to have major negative effects against criterion 7b (Agricultural land classification) because a significant proportion of the site is on Grade 2 agricultural land, which is considered to be some of the best and most versatile agricultural land.

E.5 Both sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as both sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.6 Major negative effects are also expected for both sites against criterion 15a (Town and district centres) because neither site is located near a larger settlement where town/district centres are present. Both sites are also expected to have major negative effects in relation to criterion 16a (Rail) as they are both located beyond the preferred maximum walking distance from a railway station. In addition, site SS0177 (Land south of Tamgate Road, Acton) is also likely to have major negative effects in relation to criterion 16c (Cycling) because it is located beyond the preferred maximum walking distance for a cycle way.

E.7 Site SS0177 (Land south of Tamgate Road, Acton) is expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because the site is over the preferred maximum walking distance of a secondary school and further or higher education facility. Major negative effects are also identified for site SS0177 (Land south of Tamgate Road, Acton) against criterion 1a (GP surgeries) because the site is over the preferred maximum walking distance to a GP surgery.

E.8 Employment site SS1225 (Land West of Bull Lane, Acton Industrial Estate) is expected to have major negative effects against criteria 10b (Surface water flooding), 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as it contains land with a 1 in 30 year risk of flooding, over 25% of the site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size, and the site contains a priority habitat. However, the effects in relation to criteria 11a and 11b are uncertain depending on whether potential negative effects can be mitigated. A major negative effect is also expected in relation to criterion 3b (Settlement hierarchy) because the site is located within or adjacent to a settlement towards the bottom of the settlement hierarchy.

Conclusions

E.9 Generally, the sites perform similarly in relation to most criteria. However, site SS0177 (Land south of Tamgate Road, Acton) performs better than site SS1225 (Land West of Bull Lane, Acton Industrial Estate) with regards to surface water flooding and proximity to local biodiversity assets. Site SS0177 also performs better in relation to access to open space, sports and recreation facilities, PRoWs and primary schools. However, site SS0177 performs worse than SS1225 in terms of access to GP surgeries, cycle ways, secondary schools and further education facilities, as well as performing poorly against criterion 7b (Agricultural land classification).

Aldham Parish

- **SS0258: Land north of The Street, Aldham (Residential – yield: 5 dwellings)**
- ***SS0259: Land west of Hadleigh Road, Aldham (Residential – yield: 7 dwellings)***

Table E.2: Aldham Parish

SA Objective	Criteria	SS0258: Land north of The Street, Aldham (Residential)	SS0259: Land west of Hadleigh Road, Aldham (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	+	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	--	--
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resources Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	0	0

SA Objective	Criteria	SS0258: Land north of The Street, Aldham (Residential)	SS0259: Land west of Hadleigh Road, Aldham (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	-

Major Positive

E.10 Both sites are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are both located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. The sites are also likely to have a major positive effect against criterion 16b (Bus) because they are both within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport. They are also located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, with major positive effects against criterion 1b (Open space, sport and recreation). Site SS0259 (Land west of Hadleigh Road, Aldham) is expected to have a major positive effect against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way.

Major Negative

E.11 Both sites are expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall over the preferred maximum walking distance of primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3b (Settlement hierarchy), 3c (Centres of employment) and 15a (Town and district centres) because the sites are located over the preferred maximum walking distance to town/district centres, in addition to strategic employment sites/enterprise zones, and are located towards the bottom of the settlement hierarchy.

E.12 A major negative effect is also identified against criterion 1a (GP surgeries) because both sites are over the preferred maximum walking distance to a GP surgery and therefore have poor access to primary healthcare facilities. Furthermore, both sites are also expected to have major negative effects in relation to criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.13 Major negative effects are expected against criterion 16a (Rail) because both sites are located over the preferred maximum walking distance from a railway station. Site SS0258 (Land north of The Street, Aldham) is also expected to have a major negative effect against criterion 16c (Cycling) because it is located over the preferred maximum walking distance from a cycle way. This will discourage use of more sustainable modes of transport.

E.14 Major negative effects are expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because both sites are located within 100m of an ancient woodland and/or priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated. Major negative effects are also expected against criterion 7a (Brownfield/greenfield land) because both sites are categorised as greenfield and therefore do not make efficient use of land.

E.15 In addition, site SS0259 (Land west of Hadleigh Road, Aldham) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because there is a Grade II Listed Building located north-east of the site, and there is potential for setting change as a result of a reduction of rural setting. There are also undesignated assets located to the east and west of the site.

E.16 Major negative effects are expected against criterion 9a (Transport links) for sites SS0258 (Land north of The Street, Aldham) and SS0259 (Land west of Hadleigh Road, Aldham) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.17 Site SS0259 (Land west of Hadleigh Road, Aldham) performs slightly better than SS0258 (Land north of The Street, Aldham) in that it is located within closer proximity to walking and cycling routes than SS0258.

Belstead Parish

- ***SS0591: 6 Acre Field, Belstead (Residential – yield: 14 dwellings)***

Table E.3: Belstead Parish

SA Objective	Criteria	*SS0591: 6 Acre Field, Belstead (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	+
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	++
	3c Centres of employment	-
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	--
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	--
	7c Minerals	-

SA Objective	Criteria	*SS0591: 6 Acre Field, Belstead (Residential)*
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	+
	16c Cycling	++

Major Positive

E.18 Site SS0591 (6 Acre Field, Belstead) is expected to have major positive effects against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way, and therefore is likely to encourage healthier and more active lifestyles. In addition, the site is expected to have a major positive effect against criterion 16c (Cycling) because it is within a desirable walking distance of a cycle way and therefore is likely to encourage use of more sustainable modes of transport.

E.19 The site is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. Furthermore, the site is expected to have a major positive effect against criterion 3b (Settlement hierarchy) as it is located within or adjacent to a settlement towards the top of the settlement hierarchy.

Major Negative

E.20 Site SS0591 (6 Acre Field, Belstead) is expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance to a secondary school and further and higher education facility. Major negative effects are also expected against criteria 15a (Town and district centres) and 16a (Rail) because the site is also located beyond the preferred maximum walking distance to town and district centres, and a railway station. Major negative effects are also identified against criterion 1a (GP surgeries) as the site is located beyond the preferred maximum walking distance to a GP surgery.

E.21 Major negative effects are also expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the site is located within 100m of a priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.22 The site is also expected to have major negative effects in relation to criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) because the site is categorised as greenfield and the entirety of the site is on Grade 2 agricultural land and therefore does not make efficient use of land. Furthermore, the site is expected to have major negative effects in relation to criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and its development may exacerbate air quality issues within the AQMA. In addition, the site is expected to have a major negative effect against criterion 6b (Noise) due to its close proximity to the A14.

Conclusions

E.23 Overall, the site performs well against criteria 1c (Public Rights of Way), 3b (Settlement hierarchy), 4b (Barriers to housing and services) and 16c (Cycling). However, the site does not perform as well in relation to access to GP surgeries, education facilities, town and district centres and access to sustainable transport modes excluding cycling. Furthermore, the site does not perform well in relation to brownfield/greenfield land, agricultural land, AQMAs, noise and biodiversity.

Bentley Parish

- SS0395: Land south of Station Road and west of Bergholt Road, Bentley (Residential – yield: 60 dwellings)
- **SS0820: Land west of Church Lane, Bentley (Residential – yield: 20 dwellings)**
- SS1044: Land south of Station Road and west of Bergholt Road, Bentley (Residential – yield: 20 dwellings)

Table E.4: Bentley Parish

SA Objective	Criteria	SS0395: Land south of Station Road and west of Bergholt Road, Bentley (Residential)	**SS0820: Land west of Church Lane, Bentley (Residential)**	SS1044: Land south of Station Road and west of Bergholt Road, Bentley (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--
	1b Open space, sport and recreation	++	++	++
	1c Public Rights of Way (PRoW)	++	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	++	-
	2b Secondary schools	--	--	--
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	-	-	-
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zone	-	-	-
	5c WwTW Flow Capacity	-	-	-
	5d Foul Sewerage Network Capacity	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	0	0	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--
	7b Agricultural land classification	--	--	--

SA Objective	Criteria	SS0395: Land south of Station Road and west of Bergholt Road, Bentley (Residential)	**SS0820: Land west of Church Lane, Bentley (Residential)**	SS1044: Land south of Station Road and west of Bergholt Road, Bentley (Residential)
	7c Minerals	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	--	-	--
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	--	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?	--?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-
	13b AONB	-	-	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	+	++	+
	16c Cycling	--	--	--

Major Positive

E.24 All sites are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles. In addition, the sites are all expected to have a major positive effect against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.25 In addition, site SS0820 (Land west of Church Lane, Bentley) is expected to have major positive effects in relation to criteria 2a (Primary schools) and 16b (Bus) as it falls within the desirable walking distance of a primary school, and is also within the desirable walking distance of at least one bus stop.

Major Negative

E.26 All sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they are over the preferred maximum walking distance of secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) for all sites as they fall over the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones. Major negative effects are also identified against criterion 1a (GP surgeries) for all sites as they are located beyond the preferred maximum walking distance to a GP surgery.

E.27 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because each of the sites are located beyond the preferred maximum walking distance from a railway station and cycle way. All sites are expected to have major negative effects in relation to criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) because the sites are categorised as greenfield and a significant proportion of the sites is on Grade 2 agricultural land and therefore does not make efficient use of land. Furthermore, all sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as each of the sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.28 In addition, sites SS0395 (Land south of Station Road and west of Bergholt Road, Bentley) and SS1044 (Land south of Station Road and west of Bergholt Road, Bentley) are expected to have major negative uncertain effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because both sites are within 100m of an ancient woodland and/or priority habitat. However, these effects are recorded as uncertain. Site SS0395 (Land south of Station Road and west of Bergholt Road, Bentley) is also expected to have major negative effects against criterion 10b (Surface water flooding) as it contains land with a 1 in 30 year risk of surface water flooding.

E.29 Furthermore, an uncertain major negative effect is expected against criterion 11a (Internationally and nationally designated biodiversity assets) in relation to site SS0395 (Land south of Station Road and west of Bergholt Road, Bentley) because 25% or more of the site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity.. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

1.1 Major negative effects are expected against criterion 9a (Transport links) for sites SS0395 (Land south of Station Road and west of Bergholt Road, Bentley) and SS1044 (Land east of Bergholt Road, Bentley) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16.

Conclusions

E.30 Generally, the sites perform similarly in relation to most of the criteria. However, site SS0820 (Land west of Church Lane, Bentley) performs better in relation to criteria 2a (Primary schools), 9a (Transport links) and 16b (Bus).

E.31 Out of all the sites, site SS0395 (Land south of Station Road and west of Bergholt Road, Bentley) performs worst, having major negative effects in relation to criteria 10b (Surface water flooding) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland).

Bildeston Parish

- **SS0278: Land south of Wattisham Road, Bildeston (Residential – yield: 75 dwellings)**

Table E.5: Bildeston Parish

SA Objective	Criteria	SS0278: Land south of Wattisham Road, Bildeston (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	+
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	+
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	0

SA Objective	Criteria	SS0278: Land south of Wattisham Road, Bildeston (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	+
	16c Cycling	--

Major Positive

E.32 Site SS0278 (Land south of Wattisham Road, Bildeston) is expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore is likely to encourage healthier and more active lifestyles.

E.33 In addition, the site is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.34 Site SS0278 (Land south of Wattisham Road, Bildeston) is expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because it falls within or over the preferred maximum walking distance of secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) for the site as it falls beyond the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones.

E.35 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance from a railway station and cycle way. Furthermore, major negative effects are expected against criterion 7a (Brownfield/greenfield land) as the site is categorised as greenfield and therefore does not make efficient use of land.

Conclusions

E.36 Overall, the site performs well against criteria 1b (Open space, sport and recreation),1c (Public Rights of Way), and 4b (Barriers to housing and services). However, it does not perform as well in relation to criteria 2b (Secondary schools), 2c (Further and higher education facilities), 3c (Centres of employment), 7a (Brownfield/greenfield land), 15a (Town and district centres),16a (Rail) and 16c (Cycling).

Boxford Parish

- SS0292: Land west of Sand Hill, Boxford (Residential – yield: 60 dwellings)
- **SS0403: Land south of Hadleigh Road, Calais Street, Boxford (Residential – yield: 5 dwellings)**
- SS1257: Land south of Hadleigh Road, Boxford (Residential – yield: 5 dwellings)

Table E.6: Boxford Parish

SA Objective	Criteria	SS0292: Land west of Sand Hill, Boxford (Residential)	**SS0403: Land south of Hadleigh Road, Calais Street, Boxford (Residential)**	SS1257: Land south of Hadleigh Road, Boxford (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++	-	--
	1b Open space, sport and recreation	++	+	+
	1c Public Rights of Way (PRoW)	++	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	-	--
	2b Secondary schools	--	--	--
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	+	--	+
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	-	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	0	0	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	++
	7b Agricultural land classification	-	--	--

SA Objective	Criteria	SS0292: Land west of Sand Hill, Boxford (Residential)	**SS0403: Land south of Hadleigh Road, Calais Street, Boxford (Residential)**	SS1257: Land south of Hadleigh Road, Boxford (Residential)
	7c Minerals	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	+	--	--
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	--	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	-?	--?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	0
	13b AONB	-	-	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	++
	16c Cycling	--	--	--

Major Positive

E.37 All sites are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within a desirable walking distance of a Public Right of Way and are therefore likely to encourage healthier and more active lifestyles. In addition, the sites are all expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.38 Additionally, all sites are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are both located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.39 Site SS0292 (Land west of Sand Hill, Boxford) is expected to have major positive effects in relation to criteria 1a (GP surgeries), 1b (Open space, sport and recreation) and 2a (Primary schools) as it is located within a desirable walking distance of a GP surgery, primary school and an open space, sport and/or recreation facility, in addition to open country and/or registered common land. The latter likely to encourage healthier and more active lifestyles.

E.40 Site SS1257 (Land south of Hadleigh Road, Boxford) is expected to have major positive effects in relation to criterion 7a (Brownfield/greenfield land) as it is classified as brownfield land, and therefore would be an efficient use of land.

Major Negative

E.41 All sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall within or over the preferred maximum walking distance of secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criterion 3c (Centres of employment) for the sites as they fall within or over the preferred maximum walking distance to strategic employment sites/enterprise zones.

E.42 Major negative effects are also expected against criteria 15a (Town and district centres), 16a (Rail) and 16c (Cycling) for all the sites because they are located beyond the preferred maximum walking distance from a town/district centre, railway station and cycle way. In addition, all sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as each of the sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.43 Site SS0403 (Land south of Hadleigh Road, Calais Street, Boxford) is expected to have a major negative effect against criterion 3b (Settlement hierarchy) because it is not located within or adjacent to a settlement located towards the top of the settlement hierarchy. Site SS1257 (Land south of Hadleigh Road, Boxford) is expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is located within 100m of an ancient woodland and/or priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated. In addition, the site is expected to have major negative effects in relation to criteria 1a (GP surgeries) and 2a (Primary schools) because it is beyond the preferred maximum walking distance of primary schools.

E.44 Site SS0403 (Land south of Hadleigh Road, Calais Street, Boxford) is identified as having major negative effects in relation to criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) as it is classified as greenfield land and includes a significant proportion of Grade 2 agricultural land. Likewise, sites SS0292 (Land west of Sand Hill, Boxford) and SS1257 (Land south of Hadleigh Road, Boxford) is expected to have major negative effects against 7a (Brownfield/greenfield land) and 7b (Agricultural land classification), respectively. In addition, site SS0292 (Land west of Sand Hill, Boxford) is expected to have major negative effects against criterion 10b (Surface water flooding) as it contains land with a 1 in 30 year risk of surface water flooding.

E.45 An uncertain major negative effect is expected against criterion 12a (Nationally and locally designated and non-designated heritage assets) in relation to site SS0292 (Land west of Sand Hill, Boxford) because it is immediately south of Boxford Conservation Area, which is potentially sensitive to setting change, in addition to potential setting change for nearby Grade II Listed Buildings.

E.46 Major negative effects are expected against criterion 9a (Transport links) for sites SS0403 (Land south of Hadleigh Road, Calais Street, Boxford) and SS1257 (Land south of Hadleigh Road, Boxford) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16

Conclusions

E.47 Site SS1257 (Land south of Hadleigh Road, Boxford) performs better than the other sites in relation to criteria 7a (Brownfield/greenfield land) but performs worse in relation to criteria 2a (Primary schools) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland).

E.48 Site SS0292 (Land west of Sand Hill, Boxford) performs better than the other sites in relation to criteria 1b (Open space, sport and recreation), 2a (Primary schools), and 9a (Transport links). However, it performs worse against criteria 10b (Surface water flooding).

E.49 Sites SS0292 (Land west of Sand Hill, Boxford) and SS1257 (Land south of Hadleigh Road, Boxford) score poorly against criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification), respectively, whilst site SS0403 (Land south of Hadleigh Road, Calais Street, Boxford) is identified as having major negative effects against both criteria.

Brantham Parish

- **SS0185: Land south of Ipswich Road, Brantham (Residential – yield: 125 dwellings)**
- SS0211: Land west of Brantham Hill, Brantham (Residential – yield: 50 dwellings)

Table E.7: Brantham Parish

SA Objective	Criteria	SS0185: Land south of Ipswich Road, Brantham (Residential)	SS0211: Land west of Brantham Hill, Brantham (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	++
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	+	+
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	--	--
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	-	-

SA Objective	Criteria	SS0185: Land south of Ipswich Road, Brantham (Residential)	SS0211: Land west of Brantham Hill, Brantham (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	-
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	-	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.50 Sites SS0185 (Land south of Ipswich Road, Brantham) and SS0211 (Land west of Brantham Hill, Brantham) are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way, in addition to an open space, sport and/or recreation facility, open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles. In addition, both sites are expected to have a major positive effect against criterion 16b (Bus) because they are within a desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.51 Both sites are expected to have a major positive effect against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.52 Site SS0211 (Land west of Brantham Hill, Brantham) is expected to have a major positive effect against criterion 2a (Primary schools) as it is located within desirable walking distance of a primary school and is therefore likely to improve the levels of education in the overall population.

Major Negative

E.53 Both sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall beyond the preferred maximum walking distance to secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) as the sites fall beyond the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones. Major negative effects are also identified against criteria 1a (GP surgeries) and 16c (Cycling) as the site is located beyond the preferred maximum walking distance to a GP surgery and a cycle way.

E.54 Major negative effects are also expected for both sites against criterion 11a (Internationally and nationally designated biodiversity assets), and for site SS0185 (Land south of Ipswich Road, Brantham) against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because 25% or more of each site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity, while site SS0185 (Land south of Ipswich Road, Brantham) is also within 100m of a priority habitat and 250m of the School Land Acid Grassland County Wildlife Site. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.55 The sites are also expected to have major negative effects in relation to criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and therefore do not make efficient use of land. Furthermore, the sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and development may exacerbate air quality issues within the AQMA. In addition, the sites are expected to have a major negative effect against criterion 6b (Noise) due to their close proximity to the A137.

E.56 In addition, site SS0185 (Land south of Ipswich Road, Brantham) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because a Grade II Listed Building is located south of the site, which is susceptible to setting change. There is also archaeological potential at this site. This site is also expected to have a major negative effect against criterion 16a (Rail) as it is located beyond the preferred maximum walking distance to a railway station.

Conclusions

E.57 Overall, the sites perform well against criteria 1b (Open space, sport and recreation), 1c (Public Rights of Way), 4b (Barriers to housing and services) and 16b (Bus). However, the sites do not perform as well in relation to access to GP surgeries, educational facilities, centres of employment and town and district centres, and access to sustainable transport modes including railways and cycling. Furthermore, the sites do not perform well in relation to brownfield/greenfield land, AQMAs, noise and biodiversity. Site SS0185 (Land south of Ipswich Road, Brantham) performs the worst due to the fact it also

receives major negative effects in relation to locally designated biodiversity assets and national and locally designated and non-designated heritage asset. It is also beyond the preferred maximum walking distance to a railway station.

Brent Eleigh Parish

- SS1144: Land south of Lavenham Road, Brent Eleigh (Employment)

Table E.8: Brent Eleigh Parish

SA Objective	Criteria	SS1144: Land south of Lavenham Road, Brent Eleigh (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	N/A
	1b Open space, sport and recreation	N/A
	1c Public Rights of Way (PRoW)	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A
	2b Secondary schools	N/A
	2c Further and higher education facilities	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	0
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A
	4b Barriers to housing and services	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++
	7b Agricultural land classification	-
	7c Minerals	-

SA Objective	Criteria	SS1144: Land south of Lavenham Road, Brent Eleigh (Employment)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+
	14b Employment sites	+
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	-
	16c Cycling	--

Major Positive

E.58 Site SS1144 (Land south of Lavenham Road, Brent Eleigh) is expected to have major positive effects against criterion 7a (Brownfield/greenfield land) as the site is classified as brownfield land, and therefore its development is considered to make efficient use of land.

Major Negative

E.59 Site SS1144 (Land south of Lavenham Road, Brent Eleigh) is expected to have major negative effects in relation to criteria 15a (Town and district centres),16a (Rail) and 16c (Cycling) as the site is located beyond the preferred maximum walking distance to town/district centres, railway stations and cycle paths, which may encourage people to make journeys by unsustainable modes of transport. Site SS1122 (Land south of Lavenham Road, Brent Eleigh) is expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 3b and 16a-16c.

E.60 Major negative effects are also expected against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because 25% or more of the site falls within the 'Rural non residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size, and also within 100m of a priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated. Furthermore, the site is expected to have major negative effects in relation to criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and its development may exacerbate air quality issues within the AQMA.

E.61 A major negative effect is also expected in relation to criterion 3b (Settlement hierarchy) because the site is located within or adjacent to a settlement towards the bottom of the settlement hierarchy.

Conclusions

E.62 Overall, site SS1144 (Land south of Lavenham Road, Brent Eleigh) performs well in relation to efficient use of land. However, the site does not perform well in relation to access to towns and district centres due to its location towards the bottom of the settlement hierarchy, and the fact it is located beyond the preferred maximum walking distance to railway stations and cycle paths. Additionally, the site performs poorly in relation to AQMAs and biodiversity, however, the effects for the latter are uncertain.

Bures St Mary Parish

- **SS0754: Claypits Avenue (Garages), Bures (Residential – yield: 5 dwellings)**

Table E.9: Bures St Mary Parish

SA Objective	Criteria	SS0754: Claypits Avenue (Garages), Bures (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	+
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++
	7b Agricultural land classification	-
	7c Minerals	-

SA Objective	Criteria	SS0754: Claypits Avenue (Garages), Bures (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	+
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+
	16b Bus	++
	16c Cycling	-

Major Positive

E.63 Site SS0754 (Claypits Avenue (Garages), Bures) is expected to have major positive effects against criteria 1a (GP surgeries), 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because it is located within desirable walking distance of a GP surgery, a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land. Therefore, development of this site is likely to encourage healthier and more active lifestyles. However, the effect against criterion 1c is recorded as uncertain because it is possible that development could result in the loss or diversion of the Public Right of Way. In addition, the site is expected to have a major positive effect against criterion 16b (Bus) because it is within a desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.64 The site is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. In addition, the site is expected to have major positive effects in relation to criterion 2a (Primary schools) as it is within desirable walking distance of a primary school.

E.65 A major positive effect is also expected against criterion 7a (Brownfield/greenfield land) because the site is categorised as brownfield land and will make efficient use of previously developed land.

Major Negative

E.66 Site SS0754 (Claypits Avenue (Garages), Bures) is expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because it falls beyond the preferred maximum walking distance to a secondary school, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zone.

E.67 Furthermore, the site is expected to have major negative effects in relation to criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and its development may exacerbate air quality issues within the AQMA. Major negative effects are also expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the site is located within a SSSI Impact Risk Zone and also within 100m of a priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

Conclusions

E.68 Overall, the site performs well against criteria in relation to GP surgeries, open space, Public Rights of Way, primary schools, barriers to housing and services, brownfield/greenfield land and bus stops. However, the site does not perform as well in relation to access to secondary schools and further and higher educational facilities, centres of employment and town and district centres. Furthermore, the site does not perform well in relation to air quality and local biodiversity.

Capel St Mary Parish

- ***SS0251: Land east of Longfield Road, Capel St Mary (Residential – yield: 100 dwellings)***
- **SS0637: Land south-west of Rembrow Road, Capel St Mary (Residential – yield: 30 dwellings)**
- **SS0910: Land south-west of Rembrow Road, Capel St Mary (Residential – yield: 520 dwellings)**

Table E.10: Capel St Mary Parish

SA Objective	Criteria	*SS0251: Land east of Longfield Road, Capel St Mary (Residential)*	SS0637: Land south-west of Rembrow Road, Capel St Mary (Residential)	SS0910: Land south-west of Rembrow Road, Capel St Mary (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++	+	++
	1b Open space, sport and recreation	+	+	++
	1c Public Rights of Way (PRoW)	++?	++?	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	++	++
	2b Secondary schools	--	--	--
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	+	+	+
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	++
	4b Barriers to housing and services	0	0	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	0	0	--
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	+/-	--
	7b Agricultural land classification	--	--	--
	7c Minerals	-	0	-

SA Objective	Criteria	SS0251: Land east of Longfield Road, Capel St Mary (Residential)	SS0637: Land south-west of Rembrow Road, Capel St Mary (Residential)	SS0910: Land south-west of Rembrow Road, Capel St Mary (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	+
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	0	0	-
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	0	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-
	13b AONB	0	0	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	++
	16c Cycling	--	--	--

Major Positive

E.69 All sites are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and are therefore likely to encourage healthier and more active lifestyles. However, these scores are recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW. In addition, the sites are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.70 In addition, sites SS0251 (Land east of Longfield Road, Capel St Mary) and SS0910 (Land south-west of Rembrow Road, Capel St Mary) are expected to have major positive effects in relation to criterion 1a (GP surgeries) as they are within desirable walking distance of a GP surgery, and sites SS0637 (Land south-west of Rembrow Road, Capel St Mary) and SS0910 (Land south-west of Rembrow Road, Capel St Mary) major positive effects against criterion 2a (Primary schools) as they are both within desirable walking distance of a primary school. In addition, site SS0910 (Land south-west of Rembrow Road, Capel St Mary) is expected to have major positive effects against 4a (Housing provision) as it contributes significantly to housing provision by providing in excess of 250 dwellings. Site SS0910 (Land south-west of Rembrow Road, Capel St Mary) is also expected to have major positive effects against criteria 1b (Open space, sport and recreation) because it is located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore is likely to encourage healthier and more active lifestyles.

Major Negative

E.71 All sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall within or over the preferred maximum walking distance of secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are not located within or adjacent to a settlement located towards the top of the settlement hierarchy, and they are located beyond the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones.

E.72 Major negative effects are also expected against criteria 16a (Rail) and 16c (Cycling) because the sites are located beyond the preferred maximum walking distance from a railway station and cycle way, which may discourage sustainable travel. Furthermore, major negative effects are expected against criterion 7b (Agricultural land classification) as a significant proportion of the sites is on Grade 1 or 2 agricultural land, which would not be an efficient use of land.

E.73 The sites are also expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because they are all located within 100m of an ancient woodland and/or priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated. Furthermore, all sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as each of the sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.74 Sites SS0251 (Land east of Longfield Road, Capel St Mary) and SS0910 (Land south-west of Rembrow Road, Capel St Mary) are expected to have major negative but uncertain effects against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each sites fall within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity

E.75 In addition, sites SS0251 (Land east of Longfield Road, Capel St Mary) and SS0910 (Land south-west of Rembrow Road, Capel St Mary) are both classified as greenfield land, and are expected to have major negative effects in relation to criterion 7a (Brownfield/greenfield land) as the development of these sites would not be an efficient use of land. Furthermore, site SS0910 (Land south-west of Rembrow Road, Capel St Mary) is likely to have major negative effects against criterion 6b (Noise) due to its proximity to the A12.

E.76 Site SS0910 (Land south-west of Rembrow Road, Capel St Mary) is also expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because there are two Grade II Listed Buildings located within the site and there is potential for direct5 impact and setting change.

Conclusions

E.77 Site SS0910 (Land south-west of Rembrow Road, Capel St Mary) performs well in relation to criteria 1a (GP surgeries), 1b (Open space, sport and recreation), 2a (Primary schools) and 4a (Housing provision. Sites SS0251 (Land east of Longfield Road, Capel St Mary) and SS0637 (Land south-west of Rembrow Road, Capel St Mary) also perform well against criterion 1a (GP surgeries) and 2a (Primary schools), respectively.

E.78 However, site SS0910 (Land south-west of Rembrow Road, Capel St Mary) performs worse in relation to 6b (Noise) and 12a (Nationally and locally designated and non-designated heritage assets), and alongside site SS0251 (Land east of Longfield Road, Capel St Mary) performs worse against criteria 7a (Brownfield/greenfield land) and 11a (Internationally and nationally designated biodiversity assets).

Chelmondiston Parish

- **SS0204: Land south of B1456, Chelmondiston (Residential – yield: 15 dwellings)**
- ***SS0872: Land east of Richardson Lane, Chelmondiston (Residential – yield: 24 dwellings)***

Table E.11: Chelmondiston Parish

SA Objective	Criteria	SS0204: Land south of B1456, Chelmondiston (Residential)	*SS0872: Land east of Richardson Lane, Chelmondiston (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++?	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	+	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	0
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	--	--
	7c Minerals	-	-

SA Objective	Criteria	SS0204: Land south of B1456, Chelmondiston (Residential)	SS0872: Land east of Richardson Lane, Chelmondiston (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	-	--
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	+
	16c Cycling	--	--

Major Positive

E.79 Both sites are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land. Therefore, they are likely to encourage healthier and more active lifestyles. The effect for site SS0204 (Land south of B1456, Chelmondiston) is recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW. In addition, both sites are expected to have major positive effects against criterion 2a (Primary schools) as they fall within the desirable walking distance of a primary school.

E.80 Site SS0204 (Land south of B1456, Chelmondiston) is expected to have a major positive effect against criterion 16b (Bus) because it is within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

Major Negative

E.81 Both sites are expected to have major negative effects against criterion 2c (Further and higher education facilities) because they are beyond the preferred maximum walking distance of further or higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are not located within or adjacent to settlement towards the top of the settlement hierarchy and are located beyond the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones. Major negative effects are also identified against criterion 1a (GP surgeries) as both sites are over the preferred maximum walking distance to a GP surgery. Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because both the sites are located beyond the preferred maximum walking distance from a railway station and cycle way, which may discourage sustainable travel.

E.82 Furthermore, major negative effects are expected against criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) because both sites are categorised as greenfield and a significant proportion of each of the sites is on the best and most versatile agricultural land. Both sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as each of the sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.83 The sites are also both expected to have major negative effects against criteria 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each site falls within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone) and/or within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity. However, these effects are uncertain depending upon whether potential negative effects can be mitigated. In addition, site SS0872 (Land east of Richardson Lane, Chelmondiston) is expected to have major negative but uncertain effects in relation to criteria 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is within 100m of an ancient woodland and/or priority habitat. The site is also expected to have a major negative effect against criterion 13b (AONB) because it is within the Suffolk Coasts & Heaths AONB.

E.84 Both sites are also expected to have a major negative effect against criterion 2b (Secondary schools) as they are located above the preferred maximum walking distance from a secondary school and are therefore unlikely improve the levels of education within the overall population.

Conclusions

E.85 Site SS0204 (Land south of B1456, Chelmondiston) performs slightly better than SS0872 (Land east of Richardson Lane, Chelmondiston) in that it is located within closer proximity to bus routes than SS0872. Site SS0872 (Land east of Richardson Lane, Chelmondiston) performs poorly in relation to the AONB and local biodiversity asset.

Chilton Parish

- SS0590: Land east of Waldringfield Road and north of Church Field Road, Sudbury (Residential – yield: 25 dwellings)
- SS0942: Land north of Newton Road / A134, Great Cornard (Employment)
- SS0948: The Hollies, Chilton Airfield, Chilton (Employment)
- **SS1068: Land south of Waldingfield Road, Great Waldingfield (Residential – yield: 20 dwellings)**
- ***SS1121: Land north-west of Waldingfield Road, Chilton (Residential – yield: 130 dwellings)***

Table E.12: Chilton Parish

SA Objective	Criteria	SS0590: Land east of Waldringfield Road and north of Church Field Road, Sudbury (Residential)	SS0942: Land north of Newton Road / A134, Great Cornard (Employment)	SS0948: The Hollies, Chilton Airfield, Chilton (Employment)	**SS1068: Land south of Waldingfield Road, Great Waldingfield (Residential)**	***SS1121: Land north-west of Waldingfield Road, Chilton (Residential)***
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	N/A	N/A	--	--
	1b Open space, sport and recreation	++	N/A	N/A	+	+
	1c Public Rights of Way (PRoW)	++?	N/A	N/A	+	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	N/A	N/A	+	-
	2b Secondary schools	-	N/A	N/A	--	-
	2c Further and higher education facilities	--	N/A	N/A	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0
	3b Settlement hierarchy	++	++	-	-	++
	3c Centres of employment	++	0	0	-	++
4. To meet the housing requirements of the whole community.	4a Housing provision	+	N/A	N/A	+	+
	4b Barriers to housing and services	+	N/A	N/A	+	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-
	5b Water Resource Zones	0	-	-	-	0
	5c WwTW Flow Capacity	0	0	0	0	0
	5d Foul Sewerage Network Capacity	-	0	0	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--
	6b Noise	0	0	0	0	0
	6c Odour	0	0	0	0	0

SA Objective	Criteria	SS0590: Land east of Waldringfield Road and north of Church Field Road, Sudbury (Residential)	SS0942: Land north of Newton Road / A134, Great Cornard (Employment)	SS0948: The Hollies, Chilton Airfield, Chilton (Employment)	**SS1068: Land south of Waldingfield Road, Great Waldingfield (Residential)**	***SS1121: Land north-west of Waldingfield Road, Chilton (Residential)***
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	+/-	+/-	--	--
	7b Agricultural land classification	-	--	-	-	-
	7c Minerals	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	+	++	-	--	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0
	10b Surface water flooding	0	0	0	0	-
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	--?	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?	-?	--?
	11c Geological sites	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?	-?	-?	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	--	-	-
	13b AONB	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	+	+	0	0
	14b Employment sites	--	++	++	0	0

SA Objective	Criteria	SS0590: Land east of Waldringfield Road and north of Church Field Road, Sudbury (Residential)	SS0942: Land north of Newton Road / A134, Great Cornard (Employment)	SS0948: The Hollies, Chilton Airfield, Chilton (Employment)	**SS1068: Land south of Waldingfield Road, Great Waldingfield (Residential)**	***SS1121: Land north-west of Waldingfield Road, Chilton (Residential)***
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	-	--	--	-
	16b Bus	++	++	++	++	++
	16c Cycling	++	++	-	--	++

Major Positive

E.86 All sites are expected to have a major positive effect against criterion 16b (Bus) as they are within desirable walking distance of at least one bus stop, which may encourage travel by sustainable transport modes. In addition, sites SS0590 (Land east of Waldringfield Road and north of Church Field Road, Sudbury), SS0942 (Land north of Newton Road / A134, Great Cornard) and SS1121 (Land north-west of Waldingfield Road, Chilton) are expected to have major positive effects against criterion 16c (Cycling) as they are both within desirable walking distance of a cycle path, which may also encourage travel by sustainable transport modes.

E.87 Site SS0590 (Land east of Waldringfield Road and north of Church Field Road, Sudbury) is expected to have major positive effects in relation to criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) as it is located within desirable walking distance of a PRoW, and an open space, sport and/or recreation facility, in addition to open country and/or registered common land. The effect against 1c (Public Rights of Way) is recorded as uncertain because development of the site may result in the loss or diversion of this PRoW. Site SS1121 (Land north-west of Waldingfield Road, Chilton) is also likely to have a major positive effect in relation to criterion 1c (Public Rights of Way). These two sites are also expected to have major positive effects in relation to criterion 3c (Centres of employment) as they are both within desirable walking distance of a strategic employment site/enterprise zone.

E.88 In addition, sites SS0590 (Land east of Waldringfield Road and north of Church Field Road, Sudbury), SS0942 (Land north of Newton Road / A134, Great Cornard) and SS1121 (Land north-west of Waldingfield Road, Chilton) are expected to have major positive effects on criterion 3b (Settlement hierarchy) as they are located within or adjacent to a settlement towards the top of the settlement hierarchy.

E.89 Site SS0942 (Land north of Newton Road / A134, Great Cornard) is also expected to have a major positive effect against criterion 9a (Transport links) because it performs strongly against related criteria 3b and 16a-16c.

E.90 Sites SS0942 (Land north of Newton Road / A134, Great Cornard) and SS0948 (The Hollies, Chilton Airfield, Chilton) are both expected to have major positive effects against criterion 14b (Employment sites) as the sites will provide in excess of 5ha or employment land.

Major Negative

E.91 All sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as each of the sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA. Furthermore, all sites are expected to have a major negative effect against criterion 15a (Town and district centres) as they are located beyond the maximum preferred walking distance to a town or district centre. All sites are also expected to have major negative effects in

relation to criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the sites are either within 100m of a priority habitat and/or 250m of Waldingfield Airfield County Wildlife Site. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.92 All residential sites (SS0590, SS1068 and SS1121) are expected to have a major negative effect against criterion 2c (Further and higher education facilities) as they are located beyond the maximum preferred walking distance to a further education and higher education facility. In addition, all residential sites are expected to have major negative effects in relation to criterion 7a (Brownfield/greenfield land) as the sites are classified as greenfield land, which would not make efficient use of land. Site SS0942 (Land north of Newton Road / A134, Great Cornard) is expected to have major negative effects against criterion 7b (Agricultural land classification) as it contains Grade 2 agricultural land, which is some of the best and most versatile agricultural land.

E.93 Site SS1068 (Land south of Waldingfield Road, Great Waldingfield) is expected to have major negative effects against criteria 16a (Rail) and 16c (Cycling) as it is located beyond the maximum preferred walking distance to a railway station and cycle path, which may discourage use of sustainable transport modes. Site SS1068 (Land south of Waldingfield Road, Great Waldingfield) is also expected to have major negative effects in relation to criteria 1a (GP Surgeries) and 2b (Secondary schools) as it is located beyond the preferred maximum walking distance to a GP surgery and a secondary school. Therefore, it also performs poorly against criterion 9a (Transport links) with a major negative effect.

E.94 Employment site SS0948 (The Hollies, Chilton Airfield, Chilton) is also expected to have major negative effects in relation to criterion 16a (Rail), as well as criterion 13a (Landscape sensitivity) as it has a moderate-high landscape sensitivity to employment development as large-scale employment development on the edge of Great Waldingfield would contrast with the existing small-scale village and development is likely to be perceived as encroachment into the countryside and diminish the gap between Sudbury and Great Waldingfield.

E.95 Site SS0590 (Land east of Waldringfield Road and north of Church Field Road, Sudbury) is expected to have a major negative effect in relation to criteria 1a (GP surgeries) and 14b (Employment sites) as development will result in the loss of an existing employment area greater than 5 ha in size, and would also be located beyond the preferred maximum walking distance of a GP surgery.

E.96 Sites SS1121 (Land north-west of Waldingfield Road, Chilton) and SS0590 (Land east of Waldringfield Road and north of Church Field Road, Sudbury) are also expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because they are located in close proximity to Grade II Listed Buildings and there is potential for setting change.

E.97 Both employment sites, SS0942 (Land north of Newton Road / A134, Great Cornard) and SS0948 (The Hollies, Chilton Airfield, Chilton) are expected to have major negative effects in relation to criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size.

Conclusions

E.98 Overall, sites SS0590 (Land east of Waldringfield Road and north of Church Field Road, Sudbury) and SS1121 (Land north-west of Waldingfield Road, Chilton) perform best in relation to access to PRoWs and centres of employment. They also perform well in relation to settlement hierarchy. Site SS1068 (Land south of Waldingfield Road, Great Waldingfield) performs poorly out of the three residential sites because it has poorer accessibility to services and facilities.

E.99 The employment sites, SS0942 (Land north of Newton Road / A134, Great Cornard) and SS0948 (The Hollies, Chilton Airfield, Chilton) score well against criterion 14b (Employment sites) because they will provide in excess of 5ha or employment land. They also score well in terms of proximity to bus stops. SS0942 also performs well in relation to the settlement hierarchy and transport links.

Cockfield Parish

- SS1018: Land to the west of A1141, Cockfield (Residential – yield: 10 dwellings)
- ***SS1289: Land north of MacKenzie Place, Cockfield (Residential – yield: 51 dwellings)***
- ***SS1290: Land east of Bury Road, Cockfield (Residential – yield: 10 dwellings)***

Table E.13: Cockfield Parish

SA Objective	Criteria	SS1018: Land to the west of A1141, Cockfield (Residential)	***SS1289: Land north of MacKenzie Place, Cockfield (Residential)***	***SS1290: Land east of Bury Road, Cockfield (Residential)***
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--
	1b Open space, sport and recreation	++	++	++
	1c Public Rights of Way (PRoW)	++	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	-	--
	2b Secondary schools	--	--	--
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	--	--	--
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	0	-	-
	5d Foul Sewerage Network Capacity	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	0	0	0
	6c Odour	0	--	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--
	7b Agricultural land classification	--	-	-
	7c Minerals	-	-	-

SA Objective	Criteria	SS1018: Land to the west of A1141, Cockfield (Residential)	***SS1289: Land north of MacKenzie Place, Cockfield (Residential)***	***SS1290: Land east of Bury Road, Cockfield (Residential)***
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--	-
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	--	--	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	--?	0
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	-	-
	13b AONB	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	++
	16c Cycling	--	-	++

Major Positive

E.100 All sites are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles. In addition, the sites are also expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.101 The three sites are also expected to have a major positive effect in relation to criterion 16b (Bus) because they are located within desirable walking distance of at least one bus stop. Furthermore, site SS1290 (Land east of Bury Road, Cockfield) is expected to have major positive effects against criterion 16c (Cycling) as the site is within desirable walking distance of a cycle way which may encourage the use of sustainable modes of transport.

Major Negative

E.102 Major negative effects are expected against criteria 1a (GP surgeries), 15a (Town and district centres) and 16a (Rail) as the sites fall beyond the preferred maximum walking distance to a GP surgery, town and district centres and at least one railway station. The sites are also expected to have major negative effects in relation to criteria 6a (AQMAs) and 7a (Brownfield/greenfield land) because the sites are located within 12.5km of an AQMA and categorised as greenfield land. Therefore, development may exacerbate existing air quality issues within the AQMA, whilst also not making efficient use of land.

E.103 All sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall beyond the preferred maximum walking distance to secondary schools and further and higher educational facilities. Furthermore, site SS1290 (Land east of Bury Road, Cockfield) is expected to have major negative effects against criterion 2a (Primary schools) because it is beyond the preferred maximum walking distance to a primary school.

E.104 All three sites are expected to have a major negative effect against criteria 3b (Settlement hierarchy) and 3c (Centres of employment) because they are located within or adjacent to settlements towards the bottom of the settlement hierarchy and are also located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones.

E.105 Site SS1289 (Land north of MacKenzie Place, Cockfield) is expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is located within 100m of a priority habitat and 250m of the Cockfield Disused Railway Line County Wildlife Site. However, the effect is uncertain depending upon whether potential negative effects can be mitigated. This site is also expected to have major negative effects against criterion 6c (Odour) because it is located within the 400m Safeguard Area of a water recycling centre. This site, alongside site SS1018 (Land to the west of A1141, Cockfield) is also expected to have a major negative effect in relation to criterion 10b (Surface water flooding) because it contains land with a 1 in 30 year risk of surface water flooding.

E.106 Site SS1018 (Land to the west of A1141, Cockfield) is also expected to have major negative effects in relation to criteria 7b (Agricultural land classification) and 16c (Cycling) because it contains Grade 2 agricultural land and is also located beyond the preferred maximum walking distance to a cycle way. A major negative effect is also expected against criterion 13a (Landscape sensitivity) for this site as it has moderate-high landscape sensitivity to residential development as the site provides part of the undeveloped setting to the Cross Green Conservation Area and development would impact on the intact historic settlement form and character.

E.107 In addition, site SS1018 (Land to the west of A1141, Cockfield) is expected to have a major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because it is located partly within Cross Green Conservation Area and therefore there is potential for direct impacts and setting change. In addition, Grade II Listed Buildings are located in close proximity to the site, and there is potential for visible setting change. they are located in close proximity to Grade II Listed Buildings and there is potential for setting change.

E.108 Major negative effects are expected against criterion 9a (Transport links) for sites SS1018 (Land to the west of A1141, Cockfield) and SS1289 (Land north of MacKenzie Place, Cockfield) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.109 Generally, the sites perform similarly against most criteria. However, site SS1290 (Land east of Bury Road, Cockfield) performs more strongly than the other sites with one additional major positive effect and the lowest number of major negative effects.

Copdock Parish

- S1260: Land south east of A12, Copdock (Employment)

Table E.14: Copdock Parish

SA Objective	Criteria	SS1260: Land south east of A12, Copdock (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	N/A
	1b Open space, sport and recreation	N/A
	1c Public Rights of Way (PRoW)	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A
	2b Secondary schools	N/A
	2c Further and higher education facilities	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	++
	3c Centres of employment	0
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A
	4b Barriers to housing and services	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	--
	7c Minerals	--

SA Objective	Criteria	SS1260: Land south east of A12, Copdock (Employment)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	0
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	-
	10b Surface water flooding	--
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+
	14b Employment sites	++
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.110 Site SS1260 (Land south east of A12, Copdock) is expected to have major positive effects against criterion 14b (Employment sites) because it would provide in excess of 5ha of employment land. A major positive effect is also expected against criterion 16b (Bus) because the site is located within desirable walking distance of bus stops. Lastly, a major positive effect is expected against criterion 3b (Settlement hierarchy) because the site is located within or adjacent to a settlement towards the top of the settlement hierarchy.

Major Negative

E.111 Site SS1260 (Land south east of A12, Copdock) is expected to have major negative effects in relation to criteria 15a (Town and district centres),16a (Rail), 16b (Bus)and 16c (Cycling) because it is located beyond the preferred maximum walking distance to town/district centres, railway stations and cycle paths. Therefore, it may discourage use of more sustainable modes of transport. Whilst there is a bus stop near the site, access via walking is prevented by the A12 and its slip roads, which act as a physical barrier. Furthermore, the site is expected to have major negative effects in relation to criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and development may exacerbate air quality issues within the AQMA.

E.112 Major negative effects are also expected against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because more than 25% of the site falls within the 'Air pollution' SSSI Impact Risk Zone relevant to the site size, and it is within 250m of Brockley Wood and Bentley Long Wood County Wildlife Sites, in addition to being within 100m of an ancient woodland and priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.113 In addition, the site is expected to have major negative effects in relation to criteria 7a (Brownfield/greenfield land), 7b (Agricultural land classification) and 7c (Minerals) as the site is classified as greenfield land which consists entirely of Grade 2 agricultural land, and is also located within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction. The site is also partially within a Minerals Consultation Area. Therefore, the development of the site does not make efficient use of land. Furthermore, the site is expected to have major negative effects against criterion 10b (Surface water flooding) as it contains land with a 1 in 30 year risk of surface water flooding.

Conclusions

E.114 Overall, site SS1260 (Land south east of A12, Copdock) performs well in relation to access to bus services, the settlement hierarchy and employment sites. It also performs well in relation to settlement hierarchy. However, the site does not perform well against criteria relating to efficient land use, biodiversity, AQMAs, surface water flooding, or access to town/district centres and rail and cycle transportation.

Copdock and Washbrook Parish

- SS0227: Land between London Road and A12, Copdock and Washbrook (Employment)
- **SS0295: Land south-east of Back Lane, Copdock and Washbrook (Residential - yield: 226 dwellings)**
- **SS0593: Land south-west of London Road, Copdock and Washbrook (Residential - yield: 12 dwellings)**
- SS0620: Land west of London Road, Copdock and Washbrook (Residential - yield: 25 dwellings)
- SS0918: Land east of London Road, Copdock and Washbrook (Employment)
- SS0919: Lane west of London Road and south of Folly Lane, Copdock and Washbrook (Employment)
- SS0944: Land north of Elm lane, Copdock and Washbrook (Employment)
- SS0945: Land south of Mill Lane and west of London Road, Copdock and Washbrook (Employment)

Table E.15: Copdock and Washbrook Parish

SA Objective	Criteria	SS0227: Land between London Road and A12, Copdock and Washbrook (Employment)	**SS0295: Land south-east of Back Lane, Copdock and Washbrook (Residential)**	**SS0593: Land south-west of London Road, Copdock and Washbrook (Residential)**	SS0620: Land west of London Road, Copdock and Washbrook (Residential)	SS0918: Land east of London Road, Copdock and Washbrook (Employment)	SS0919: Lane west of London Road and south of Folly Lane, Copdock and Washbrook (Employment)	SS0944: Land north of Elm lane, Copdock and Washbrook (Employment)	SS0945: Land south of Mill Lane and west of London Road, Copdock and Washbrook (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	N/A	--	--	--	N/A	N/A	N/A	N/A
	1b Open space, sport and recreation	N/A	++	-	-	N/A	N/A	N/A	N/A
	1c Public Rights of Way (PRoW)	N/A	++	++	++	N/A	N/A	N/A	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A	++	--	--	N/A	N/A	N/A	N/A
	2b Secondary schools	N/A	--	--	--	N/A	N/A	N/A	N/A
	2c Further and higher education facilities	N/A	-	--	--	N/A	N/A	N/A	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0	0	0	0
	3b Settlement hierarchy	++	++	++	++	++	++	++	++
	3c Centres of employment	0	-	--	--	0	0	0	0
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A	+	+	+	N/A	N/A	N/A	N/A
	4b Barriers to housing and services	N/A	++	++	++	N/A	N/A	N/A	N/A

SA Objective	Criteria	SS0227: Land between London Road and A12, Copdock and Washbrook (Employment)	**SS0295: Land south-east of Back Lane, Copdock and Washbrook (Residential)**	**SS0593: Land south-west of London Road, Copdock and Washbrook (Residential)**	SS0620: Land west of London Road, Copdock and Washbrook (Residential)	SS0918: Land east of London Road, Copdock and Washbrook (Employment)	SS0919: Lane west of London Road and south of Folly Lane, Copdock and Washbrook (Employment)	SS0944: Land north of Elm lane, Copdock and Washbrook (Employment)	SS0945: Land south of Mill Lane and west of London Road, Copdock and Washbrook (Employment)
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-	-	-	-
	5b Water Resource Zones	-	-	-	-	-	-	-	-
	5c WwTW Flow Capacity	0	0	0	0	0	0	0	0
	5d Foul Sewerage Network Capacity	0	-	-	-	0	0	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--	--	--
	6b Noise	0	0	0	-	0	0	0	0
	6c Odour	0	0	0	0	0	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	--	+/-	--	--
	7b Agricultural land classification	--	--	--	--	--	--	--	-
	7c Minerals	--	-	-	--	--	--	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	0	+	--	--	+	0	+	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	--	0	0	0	0	--	0	0
	10b Surface water flooding	--	0	0	0	--	--	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0	0	0

SA Objective	Criteria	SS0227: Land between London Road and A12, Copdock and Washbrook (Employment)	**SS0295: Land south-east of Back Lane, Copdock and Washbrook (Residential)**	**SS0593: Land south-west of London Road, Copdock and Washbrook (Residential)**	SS0620: Land west of London Road, Copdock and Washbrook (Residential)	SS0918: Land east of London Road, Copdock and Washbrook (Employment)	SS0919: Lane west of London Road and south of Folly Lane, Copdock and Washbrook (Employment)	SS0944: Land north of Elm lane, Copdock and Washbrook (Employment)	SS0945: Land south of Mill Lane and west of London Road, Copdock and Washbrook (Employment)
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	0	0	--?	--?	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?	-?	--?	--?	--?	--?
	11c Geological sites	0	0	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	--?	-?	-?	-?	-?	--?	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	--	0	-	--	-	--	--
	13b AONB	0	0	0	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+	0	0	0	+	+	+	+
	14b Employment sites	+	0	0	0	++	++	+	++
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--	--	--	--
	16b Bus	++	++	++	++	++	++	++	++
	16c Cycling	--	++	--	--	-	--	++	++

Major Positive

E.115 All sites are expected to have a major positive effect against criterion 3b (Settlement hierarchy) because they are located within or adjacent to a settlement towards the top of the settlement hierarchy. They are also expected to have major positive effects against criterion 16b (Bus) as they are each within desirable walking distance of at least one bus stop, which is likely to encourage the use of more sustainable modes of transport.

E.116 All residential sites are expected to have major positive effects in relation to criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way, and therefore are likely to encourage healthier and

more active lifestyles. The residential sites are also expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.117 Employment sites SS0918 (Land east of London Road, Copdock and Washbrook), SS0919 (Lane west of London Road and south of Folly Lane, Copdock and Washbrook) and SS0945 (Land south of Mill Lane and west of London Road, Copdock and Washbrook) are expected to have major positive effects in relation to criterion 14b (Employment sites) because they provide in excess of 5ha of employment land.

E.118 Site SS0295 (Land south-east of Back Lane, Copdock and Washbrook) is also expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 2a (Primary schools) as it is located within desirable walking distance of a primary school and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore is likely to encourage healthier and more active lifestyles.

E.119 Sites SS0295 (Land south-east of Back Lane, Copdock and Washbrook), SS0944 (Land north of Elm lane, Copdock and Washbrook) and SS0945 (Land south of Mill Lane and west of London Road, Copdock and Washbrook) are expected to have major positive effect against criterion 16c (Cycling) because they are located within desirable walking distance of a cycle way and therefore are likely to encourage use of more sustainable modes of transport.

Major Negative

E.120 All sites are expected to have major negative effects against criteria 15a (Town and district centres) and 16a (Rail) because they are located beyond the preferred maximum walking distance to town and district centres and railway stations. Furthermore, all sites are also expected to have major negative effects in relation to criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.121 All sites with the exception of SS0919 (Lane west of London Road and south of Folly Lane, Copdock and Washbrook) are expected to have a major negative effect in relation to criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and therefore do not make efficient use of land. All sites with the exception of SS0945 (Land south of Mill Lane and west of London Road, Copdock and Washbrook) are expected to have a major negative effect against criterion 7b (Agricultural land classification) because they contain Grade 2 agricultural land. Sites SS0227 (Land between London Road and A12, Copdock and Washbrook), SS0620 (Land west of London Road, Copdock and Washbrook), SS0918 (Land east of London Road, Copdock and Washbrook) and SS0919 (Lane west of London Road and south of Folly Lane, Copdock and Washbrook) are also expected to have a major negative effect against criterion 7c (Minerals) because they are within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction.

E.122 With the exception of site SS0620 (Land west of London Road, Copdock and Washbrook), all of the sites are expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as they are within 100m of a priority habitat and/or ancient woodland, and in the case of sites SS0227 (Land between London Road and A12, Copdock and Washbrook), SS0620 (Land west of London Road, Copdock and Washbrook), SS0918 (Land east of London Road, Copdock and Washbrook) and SS0919 (Lane west of London Road and south of Folly Lane, Copdock and Washbrook) are within 250m of either the Bentley Long Wood or Brockley Wood County Wildlife Sites. However, these effects are uncertain depending upon whether potential negative effects can be mitigated. With the exception of SS0593 (Land south-west of London Road, Copdock and Washbrook) and SS0620 (Land west of London Road, Copdock and Washbrook), all sites are expected to have major negative effects against criterion 11a (Internationally and nationally designated biodiversity assets). This is due to the fact that 25% or more of the residential sites fall within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity. With regard to the employment sites, this is due to the fact 25% or more of these sites fall within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size.

E.123 Site SS0918 (Land east of London Road, Copdock and Washbrook) is expected to have a major negative effect against criterion 13a (Landscape sensitivity) as it has a moderate-high landscape sensitivity because it retains a historic field pattern and contributes to the rural undeveloped setting of existing development. Additionally, the existing dispersed settlement form would be altered by development of a large-scale employment site. Sites SS0945 (Land south of Mill Lane and west of London Road, Copdock and Washbrook) and SS0944 (Land north of Elm lane, Copdock and Washbrook) are also expected to have a major negative effect against criterion 13a (Landscape sensitivity) as they have moderate-high and high landscape sensitivity to

employment development, respectively, due to sensitivities including the prominence of the sloping landform, proximity to listed buildings, views from footpaths and the rural, undeveloped and relatively tranquil landscape which contributes to the rural setting of Washbrook and Copdock. In addition, residential site SS0295 (Land south-east of Back Lane, Copdock and Washbrook) is expected to have a major negative effect against criterion 13a (Landscape sensitivity) as it has moderate-high landscape sensitivity to residential development as it is a rural, undeveloped and relatively tranquil landscape which contributes to the rural setting of Copdock and Washbrook and provides separation between these low-density linear settlements.

E.124 Sites SS0227 (Land between London Road and A12, Copdock and Washbrook), SS0593 (Land south-west of London Road, Copdock and Washbrook), SS0620 (Land west of London Road, Copdock and Washbrook) and SS0919 (Lane west of London Road and south of Folly Lane, Copdock and Washbrook) are anticipated to have major negative effects in relation to criterion 16c (Cycling) because the sites are located beyond the preferred maximum walking distance to a cycle way, which may discourage sustainable travel.

E.125 Sites SS0295 (Land south-east of Back Lane, Copdock and Washbrook), SS0944 (Land north of Elm lane, Copdock and Washbrook) and SS0945 (Land south of Mill Lane and west of London Road, Copdock and Washbrook) are expected to have major negative but uncertain effects against criterion 12a (Nationally and locally designated and non-designated heritage assets) because they are located in close proximity to Grade II Listed Buildings, which would be susceptible to setting change. There is also archaeological potential within the sites.

E.126 All residential sites are expected to have major negative effects against criterion 1a (GP surgeries), because they are located over the preferred maximum walking distance of a GP surgery. In addition, sites SS0593 (Land south-west of London Road, Copdock and Washbrook) and SS0620 (Land west of London Road, Copdock and Washbrook) are expected to have major negative effects in relation to criteria 2a (Primary schools), 2b (Secondary schools), 2c (Further and higher education facilities) and 3c (Centres of Employment) as they are located beyond the preferred maximum walking distance to primary and secondary schools, further and higher educational facilities and strategic employment sites/enterprise zones. In addition, site SS0295 (Land south-east of Back Lane, Copdock and Washbrook) is also expected to have a major negative effect against criterion 2b (Secondary schools).

E.127 Two of the employment sites (SS0227 and SS0919) are expected to have major negative effects in relation to criteria 10a (Flood Zones) and 10b (Surface water flooding) as part of the sites fall within Flood Zone 3 and contains land with a 1 in 30 year risk of surface water flooding.

E.128 Major negative effects are expected against criterion 9a (Transport links) for sites SS0593 (Land south-east of Back Lane, Copdock and Washbrook) and SS0620 (Land west of London Road, Copdock and Washbrook) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c

Conclusions

E.129 Out of the residential sites, SS0295 (Land south-east of Back Lane, Copdock and Washbrook) is expected to perform the best with the most major positive effects and the least major negative effects recorded. The remaining two residential sites (SS0593 and SS0620) perform very similarly.

E.130 Out of the employment sites, SS0945 (Land south of Mill Lane and west of London Road, Copdock and Washbrook) performs the best with the most major positive effects and the least major negative effects. Site SS0277 (Land between London Road and A12, Copdock and Washbrook) performs the worst with the lowest number of major positive effects and the highest number of major negative effects.

East Bergholt Parish

- ***SS0181: Land north-west of Moores Lane, East Bergholt (Residential - yield: 144 dwellings)***
- ***SS0182: Land south of Heath Road, East Bergholt (Residential - yield: 75 dwellings)***
- ***SS1197: Land west of Hadleigh Road, East Bergholt (Residential - yield: 10 dwellings)***

Table E.16: East Bergholt Parish

SA Objective	Criteria	*SS0181: Land north-west of Moores Lane, East Bergholt (Residential)*	*SS0182: Land south of Heath Road, East Bergholt (Residential)*	*SS1197: Land west of Hadleigh Road, East Bergholt (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	+	++	-
	1b Open space, sport and recreation	--	+	--
	1c Public Rights of Way (PRoW)	++	++	+
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	++
	2b Secondary schools	+	++	-
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	+	+	+
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	++	++	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	0	0	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--
	7b Agricultural land classification	--	--	-
	7c Minerals	-	-	-

SA Objective	Criteria	*SS0181: Land north-west of Moores Lane, East Bergholt (Residential)*	*SS0182: Land south of Heath Road, East Bergholt (Residential)*	*SS1197: Land west of Hadleigh Road, East Bergholt (Residential)*
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	+	-
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-
	13b AONB	-	-	--
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	++
	16c Cycling	--	--	--

Major Positive

E.131 All the sites are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of this more sustainable mode of transport.

E.132 Sites SS0181 (Land north-west of Moores Lane, East Bergholt) and SS0182 (Land south of Heath Road, East Bergholt) are expected to have major positive effects in relation to criteria 1c (Public Rights of Way) and 4b (Barriers to housing and services) because they are within desirable walking distance of a Public Right of Way which may encourage healthier and more active lifestyles, and they are also located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.133 Site SS0182 (Land south of Heath Road, East Bergholt) is expected to have major positive effects in relation to criteria 1a (GP surgeries) and 2b (Secondary schools) because it is located within desirable walking distance of a GP surgery and secondary school.

E.134 Site SS1197 (Land west of Hadleigh Road, East Bergholt) is expected to have a major positive effect in relation to criterion 2a (Primary schools) because it is within desirable walking distance of a primary school.

Major Negative

E.135 All sites are expected to have major negative effects against criterion 2c (Further and higher education facilities) because they fall beyond the preferred maximum walking distance of further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres.

E.136 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the sites are located beyond the preferred maximum walking distance to a railway station and cycle way, which may discourage sustainable travel. Furthermore, major negative effects are expected against criteria 7a (Brownfield/greenfield land) as the sites are classified as greenfield land and therefore their development would not make efficient use of land. Furthermore, the sites are expected to have major negative effects in relation to criterion 6a (AQMAs) because they are each located within 12.5km of an AQMA and development may exacerbate air quality issues within the AQMA.

E.137 In addition, all sites are expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the sites are located within 100m of an ancient woodland and priority habitat. Sites SS0181 (Land north-west of Moores Lane, East Bergholt) and SS0182 (Land south of Heath Road, East Bergholt) are also expected to have major negative effects against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of these sites fall within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.138 In addition, sites SS0181 (Land north-west of Moores Lane, East Bergholt) and SS0182 (Land south of Heath Road, East Bergholt) are expected to have major negative effects in relation to criteria 1b (Open space, sport and recreation) because they are located beyond the preferred maximum walking distance to an open space, sport and/or recreation facility, in addition to open country and/or registered common land. Sites SS0181 (Land north-west of Moores Lane, East Bergholt) and SS0182 (Land south of Heath Road, East Bergholt) are also expected to have major negative effects against criterion 7b (Agricultural land classification) as they fall entirely on Grade 2 agricultural land, and development would not be an efficient use of land.

E.139 Site SS1197 (Land west of Hadleigh Road, East Bergholt) is expected to have a major negative effect against criterion 13b (AONB) because it is within the Dedham Vale AONB.

Conclusions

1.2 Site SS0182 (Land south of Heath Road, East Bergholt) performs more strongly than the other two sites because it receives the most major positive effects and least major negative effects. Sites SS0181 (Land north-west of Moores Lane, East Bergholt) and SS1197 (Land west of Hadleigh Road, East Bergholt) perform poorly compared to SS0182.

Elmsett Parish

- ***SS0212: Land west of Hadleigh Road, Elmsett (Residential - yield: 41 dwellings)***
- SS0232: Land south of Whatfield Road, Elmsett (Residential - yield: 20 dwellings)
- SS0233: Land north-east of Ipswich Road, Elmsett (Residential - yield: 15 dwellings)
- SS0644: Land south of Hadleigh Road, Elmsett (Residential - yield: 8 dwellings)
- SS0726: Land to the south of Corn Hatches Lane, Elmsett (Employment)

Table E.17: Elmsett Parish

SA Objective	Criteria	***SS0212: Land west of Hadleigh Road, Elmsett (Residential)***	SS0232: Land south of Whatfield Road, Elmsett (Residential)	SS0233: Land north-east of Ipswich Road, Elmsett (Residential)	SS0644: Land south of Hadleigh Road, Elmsett (Residential)	SS0726: Land to the south of Corn Hatches Lane, Elmsett (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--	--	N/A
	1b Open space, sport and recreation	++	++	++	+	N/A
	1c Public Rights of Way (PRoW)	++?	++	++?	++	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	++	+	N/A
	2b Secondary schools	--	--	--	--	N/A
	2c Further and higher education facilities	--	--	--	--	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0
	3b Settlement hierarchy	-	-	-	-	-
	3c Centres of employment	--	--	--	--	0
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	N/A
	4b Barriers to housing and services	++	++	++	++	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-
	5b Water Resource Zones	-	-	-	-	-
	5c WwTW Flow Capacity	0	0	0	0	0
	5d Foul Sewerage Network Capacity	-	-	-	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--
	6b Noise	0	0	0	0	0
	6c Odour	0	0	0	0	0

SA Objective	Criteria	***SS0212: Land west of Hadleigh Road, Elmsett (Residential)***	SS0232: Land south of Whatfield Road, Elmsett (Residential)	SS0233: Land north-east of Ipswich Road, Elmsett (Residential)	SS0644: Land south of Hadleigh Road, Elmsett (Residential)	SS0726: Land to the south of Corn Hatches Lane, Elmsett (Employment)
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	+/-	+/-
	7b Agricultural land classification	-	-	-	-	-
	7c Minerals	0	0	0	0	0
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	-	--	0
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0
	10b Surface water flooding	0	--	0	0	-
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	--
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	--?	--?	-?	-?
	11c Geological sites	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	--?	--?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	-
	13b AONB	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	+
	14b Employment sites	0	0	0	0	++

SA Objective	Criteria	***SS0212: Land west of Hadleigh Road, Elmsett (Residential)***	SS0232: Land south of Whatfield Road, Elmsett (Residential)	SS0233: Land north-east of Ipswich Road, Elmsett (Residential)	SS0644: Land south of Hadleigh Road, Elmsett (Residential)	SS0726: Land to the south of Corn Hatches Lane, Elmsett (Employment)
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--
	16b Bus	++	++	++	+	+
	16c Cycling	++	++	++	-	++

Major Positive

E.140 All four residential sites (SS0212, SS0232, SS0233 and SS0644) are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way, and therefore are likely to encourage healthier and more active lifestyles. The effects for sites SS0212 (Land west of Hadleigh Road, Elmsett) and SS0233 (Land north-east of Ipswich Road, Elmsett) are recorded as uncertain as development may result in the loss or diversion of a PRoW. In addition, the residential sites are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.141 In addition, residential sites SS0212 (Land west of Hadleigh Road, Elmsett), SS0232 (Land south of Whatfield Road, Elmsett) and SS0233 (Land north-east of Ipswich Road, Elmsett) are expected to have major positive effects in relation to criteria 1b (Open space, sport, recreation facilities, open country and registered common land), 16b (Bus) and 16c (Cycling) because they are located within desirable walking distance of at least one bus stop, a cycle way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore are likely to encourage healthier and more active lifestyles. Site SS0233 (Land north-east of Ipswich Road, Elmsett) alone is anticipated to have major positive effects against criterion 2a (Primary schools) as it is within desirable walking distance of a primary school.

E.142 The employment site, SS0726 (Land to the south of Corn Hatches Lane, Elmsett), is expected to have major positive effects against criteria 14b (Employment sites) and 16c (Cycling), as it will provide in excess of 5ha of employment land and is within desirable walking distance to a cycle way.

Major Negative

E.143 Additionally, sites SS0232 (Land south of Whatfield Road, Elmsett) and SS0233 (Land north-east of Ipswich Road, Elmsett) are also expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because they are both located within 100m of a priority habitat. In addition, site SS0233 is also located within 250m of Laurel Cottage Grassland Country Wildlife Site. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.144 Additionally, all sites are likely to have major negative effects in relation to criteria 15a (Town and district centres) and 16a (Rail) because the sites are located over the preferred maximum walking distance to town and district centres and a railway station, which may discourage sustainable travel. Furthermore, all sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and therefore their development may exacerbate air quality issues within the AQMA.

E.145 All residential sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they are over the preferred maximum walking distance of secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criterion 3c (Centres of employment) because the sites are located over the preferred maximum walking distance to strategic employment sites/enterprise zones. Major negative effects are also identified against criterion 1a (GP surgeries) for all residential sites as they are all over the preferred maximum walking distances to a GP surgery.

E.146 In addition, major negative effects are also expected against criterion 7a (Brownfield/greenfield land) for sites SS0212 (Land west of Hadleigh Road, Elmsett), SS0232 (Land south of Whatfield Road, Elmsett) and SS0233 (Land north-east of Ipswich Road, Elmsett) because the sites are categorised as greenfield and therefore do not make efficient use of land. Site SS0232 (Land south of Whatfield Road, Elmsett) contains land with a 1 in 30 year risk of surface water flooding, and as such is likely to have major negative effects in relation to criterion 10b (Surface water flooding).

E.147 Employment site SS0726 (Land to the south of Corn Hatches Lane, Elmsett) is expected to have a major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size.

E.148 Sites SS0232 (Land south of Whatfield Road, Elmsett) and SS0233 (Land north-east of Ipswich Road, Elmsett) are expected to have major negative but uncertain effects against criterion 12a (Nationally and locally designated and non-designated heritage assets) because they are located in close proximity to Grade II Listed Buildings, which would be susceptible to setting change as a result of reduction in their agricultural setting. There is also archaeological potential within the sites.

E.149 Site SS0644 (Land south of Hadleigh Road, Elmsett) is expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 1a-1c, 2a-2a-2c, 3b-3c and 16a-16c.

Conclusions

E.150 Residential sites SS0212 (Land west of Hadleigh Road, Elmsett), SS0232 (Land south of Whatfield Road, Elmsett) and SS0233 (Land north-east of Ipswich Road, Elmsett) perform better than SS0644 (Land south of Hadleigh Road, Elmsett) in relation to access to open space, sports and recreation facilities, and access to bus services and cycle ways. However, site SS0644 (Land south of Hadleigh Road, Elmsett) performs better than the rest in relation to criterion 7a (Brownfield/greenfield land). Site SS0726 (Land to the south of Corn Hatches Lane, Elmsett) performs well as an employment site due to the fact it will provide in excess of 5ha of employment land.

Glemsford Parish

- SS0226: Land south-east of George Lane, Glemsford (Residential - yield: 50 dwellings)
- SS0286: Land south of Kings Road, Glemsford (Residential - yield: 100 dwellings)
- SS1110: Land west of Duffs Hill, Glemsford (Residential - yield: 25 dwellings)

Table E.18: Glemsford Parish

SA Objective	Criteria	SS0226: Land south-east of George Lane, Glemsford (Residential)	SS0286: Land south of Kings Road, Glemsford (Residential)	SS1110: Land west of Duffs Hill, Glemsford)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	-	++	+
	1b Open space, sport and recreation	++	++	++
	1c Public Rights of Way (PRoW)	--?	++?	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	+	+
	2b Secondary schools	--	--	--
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0
	3b Settlement hierarchy	+	+	+
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	0	0	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	0	0	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--
	7b Agricultural land classification	--	--	--
	7c Minerals	-	-	-

SA Objective	Criteria	SS0226: Land south-east of George Lane, Glemsford (Residential)	SS0286: Land south of Kings Road, Glemsford (Residential)	SS1110: Land west of Duffs Hill, Glemsford)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	-
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	-	0	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	-?	--?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-
	13b AONB	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	+
	16c Cycling	--	--	--

Major Positive

E.151 All sites are expected to have a major positive effect against criterion 1b (Open space, sport and recreation) because they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles.

E.152 Sites SS0286 (Land south of Kings Road, Glemsford) and SS1110 (Land west of Duffs Hill, Glemsford) are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way, and are therefore likely to encourage healthier and more active lifestyles. However, the scores for both sites are recorded as uncertain because development could result in the loss or diversion of a PRoW.

E.153 Sites SS0226 (Land south-east of George Lane, Glemsford) and SS0286 (Land south of Kings Road, Glemsford) are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and are therefore likely to encourage sustainable transport.

E.154 Site SS0286 (Land south of Kings Road, Glemsford) is expected to have a major positive effect in relation to criterion 1a (GP surgeries) because it is located within desirable walking distance of a GP surgery.

Major Negative

E.155 All sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they are located beyond the preferred maximum walking distance to secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres.

E.156 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the sites are located beyond the preferred maximum walking distance to a railway station and cycle way, which may discourage sustainable travel. Furthermore, major negative effects are expected against criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) as the sites are classified as greenfield land and are partially or entirely located Grade 2 agricultural land. Therefore, they would not make efficient use of land. Furthermore, the sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as they are each located within 12.5km of an AQMA and development may exacerbate existing air quality issues within the AQMA.

E.157 Sites SS0226 (Land south-east of George Lane, Glemsford) and SS1110 (Land west of Duffs Hill, Glemsford) are expected to have a major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because they are both located in close proximity to Glemsford Conservation Area and there is potential for setting change, while site SS1110 (Land west of Duffs Hill, Glemsford) is also located close to a Grade II Listed Building where there is potential for setting change.

E.158 Site SS0286 (Land south of Kings Road, Glemsford) is expected to have a major negative effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity. Site SS1110 (Land west of Duffs Hill, Glemsford) is expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is located within 100m of a priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.159 Site SS1110 (Land west of Duffs Hill, Glemsford) is also expected to have major negative effects in relation to criterion 10b (surface water flooding) because it contains land with a 1 in 30 year risk of surface water flooding.

E.160 Site SS0226 (Land south-east of George Lane, Glemsford) is also expected to have major negative effect in relation to criterion 1c (Public Rights of Way) as it is beyond the preferred maximum walking distance of a Public Right of Way.

Conclusions

E.161 Site SS0286 (Land south of Kings Road, Glemsford) performs the best with the most major positive effects and the least major negative effects. Site SS1110 (Land west of Duffs Hill, Glemsford) performs the worst with the least major positive effects and most major negative effects.

Great Cornard Parish

- SS0220: Land south of Davidson Close, Sudbury (Residential - yield: 120 dwellings)
- **SS0242: Land at Tye Farm, Great Cornard (Residential - yield: 500 dwellings)**
- ***SS0433: Land west of Bures Road, Great Cornard (Residential - yield: 46 dwellings)***
- ***SS1082: Land east of Kings Hill, Great Cornard (Residential - yield: 8 dwellings)***

Table E.19: Great Cornard Parish

SA Objective	Criteria	SS0220: Land south of Davidson Close, Sudbury (Residential)	**SS0242: Land at Tye Farm, Great Cornard (Residential)**	***SS0433: Land west of Bures Road, Great Cornard (Residential)***	***SS1082: Land east of Kings Hill, Great Cornard (Residential)***
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	-	+	-	+
	1b Open space, sport and recreation	++	--	+	+
	1c Public Rights of Way (PRoW)	++?	++?	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	++	+	++
	2b Secondary schools	+	+	++	-
	2c Further and higher education facilities	--	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+
	3b Settlement hierarchy	++	++	++	++
	3c Centres of employment	-	++	-	++
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	+
	4b Barriers to housing and services	++	++	++	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	--	-
	5b Water Resource Zones	-	-	-	-
	5c WwTW Flow Capacity	0	0	0	0
	5d Foul Sewerage Network Capacity	-	-	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--
	6b Noise	0	--	0	0
	6c Odour	0	0	0	0

SA Objective	Criteria	SS0220: Land south of Davidson Close, Sudbury (Residential)	**SS0242: Land at Tye Farm, Great Cornard (Residential)**	***SS0433: Land west of Bures Road, Great Cornard (Residential)***	***SS1082: Land east of Kings Hill, Great Cornard (Residential)***
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	+/-	--
	7b Agricultural land classification	-	--	-	0
	7c Minerals	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	+	++	++	++
	9b Energy consumption and potential for renewable energy use	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0
	10b Surface water flooding	--	0	0	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?	--?
	11c Geological sites	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?	0?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	--	-	0
	13b AONB	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0
	14b Employment sites	0	0	0	0

SA Objective	Criteria	SS0220: Land south of Davidson Close, Sudbury (Residential)	SS0242: Land at Tye Farm, Great Cornard (Residential)	*SS0433: Land west of Bures Road, Great Cornard (Residential)*	*SS1082: Land east of Kings Hill, Great Cornard (Residential)*
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	-
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	-	+
	16b Bus	++	++	++	++
	16c Cycling	++	++	++	++

Major Positive

E.162 All sites are expected to have major positive effects against criteria 1c (Public Rights of Way), 16b (Bus) and 16c (Cycling) because they are within desirable walking distance of a Public Right of Way, and at least one bus stop and cycle way. As such, they are likely to encourage use of more sustainable modes of transport. However, the effects against criterion 1c for sites SS0220 (Land south of Davidson Close, Sudbury) and SS0242 (Land at Tye Farm, Great Cornard) are recorded as uncertain because development could result in the loss or diversion of a PRoW. All sites are also expected to have a major positive effect against criterion 3b (Settlement hierarchy) because they are located within or adjacent to a settlement towards the top of the settlement hierarchy.

E.163 All sites with the exception of SS0220 (Land south of Davidson Close, Sudbury) are expected to have a major positive effect against criterion 9a (Transport links) because they perform well against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c. All sites with the exception of SS1082 (Land east of Kings Hill, Great Cornard) are expected to have major positive effects in relation to criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.164 Sites SS0242 (Land at Tye Farm, Great Cornard) and SS1082 (Land east of Kings Hill, Great Cornard) are expected to have a major positive effect against criterion 2a (Primary schools). In addition, these sites are expected to have a major positive effect against criterion 3c (Centres of employment) as they are located within desirable walking distance of at least one strategic employment site/enterprise zone.

E.165 Site SS0220 (Land south of Davidson Close, Sudbury) is expected to have a major positive effect against criterion 1b (Open space, sport and recreation) because it is located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land. Site SS0242 (Land at Tye Farm, Great Cornard) is expected to have a major positive effect against criterion 4a (Housing provision) because it will provide over 250 new homes. Site SS0433 (Land west of Bures Road, Great Cornard) is expected to have a major positive effect against criterion 2b (Secondary schools) because it is located within desirable walking distance of a secondary school.

Major Negative

E.166 All sites are expected to have major negative effects against criterion 2c (Further and higher education facilities) because they fall beyond the preferred maximum walking distance to further and higher education facilities. In addition, all sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and development may exacerbate air quality issues within the AQMA.

E.167 The sites are also expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because they are all located within 100m of a priority habitat. In addition, sites SS1082 and SS0242 are also within 250m of the Friar's/Peck's Meadows Country Wildlife Site and Shawlands Wood Local Nature Reserve, respectively. Therefore, development of these sites may affect local biodiversity. However, effects identified against criterion 11b are uncertain depending on whether potential negative effects can be mitigated.

E.168 All sites with the exception of SS0433 (Land west of Bures Road, Great Cornard) are expected to have major negative effects against criterion 7a (Brownfield/greenfield land) as they are each classified as greenfield land, and therefore would not make efficient use of land. Additionally, all sites with the exception of SS1082 (Land east of Kings Hill, Great Cornard) are anticipated to have major negative effects against criterion 15a (Town/district centres) as they are all located above the desirable walking distance to a district/town centre.

E.169 Sites SS0220 (Land south of Davidson Close, Sudbury) and SS1082 (Land east of Kings Hill, Great Cornard) as both sites contain land with a 1 in 30 year risk of surface water flooding.

E.170 Site SS0220 (Land south of Davidson Close, Sudbury) is expected to have a major negative effect against criteria 11a (Internationally and nationally designated biodiversity assets), 12a (Nationally and locally designated and non-designated heritage assets) and 16a (Rail). With regard to criterion 11a, 25% or more of the site falls within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone) and/or within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity. With regard to criterion 12a, a Grade II Listed Building is located within the site and there is potential for direct impact and change to its setting, as a result of development. However, these effects are uncertain depending upon whether potential negative effects can be mitigated. A major negative effect is expected against criterion 16a because the site is located beyond the preferred maximum walking distance to a railway station.

E.171 Site SS0242 (Land at Tye Farm, Great Cornard) is expected to have a major negative effect in relation to criterion 1b (Open space, sport and recreation) because it is located beyond the preferred maximum walking distance to an open space, sport and/or recreation facility, in addition to open country and/or registered common. A major negative effect is also expected against criterion 6b (Noise) because the site is located within an area that experiences noise pollution at night and/or is within 250m of a Site Safeguard Area of a waste management facility. A major negative effect is also expected against criterion 7b (Agricultural land classification) because a significant proportion of the site is on Grade 1 or 2 agricultural land. Site SS0242 (Land at Tye Farm, Great Cornard) is expected to have a major negative effect against criterion 13a (Landscape sensitivity) as it has moderate-high landscape sensitivity to residential development because the undeveloped land provides a rural backdrop to the existing settlement of Great Cornard and is visually prominent due to the sloping landform. Development would be perceived as encroachment into the countryside and would contribute to coalescence with Cornard Tye to the north-east.

E.172 Site SS0433 (Land west of Bures Road, Great Cornard) is expected to have a major negative effect against criterion 5a (Source Protection Zones) because it falls within Source Protection Zones 1.

Conclusions

E.173 Sites SS433 (and west of Bures Road, Great Cornard) and SS1082 (Land east of Kings Hill, Great Cornard) perform very similarly and the best, with seven major positive effects and five major negative effects. Although site SS0242 (Land at Tye Farm, Great Cornard) receives the most major positive effects, it also receives the most major negative effects.

Great Waldingfield Parish

- SS0194: Land north of Folly Road, Great Waldingfield (Residential - yield: 50 dwellings)
- ***SS0200: Land east of Valley Road, Great Waldingfield (Residential - yield: 32 dwellings)***

Table E.20: Great Waldingfield Parish

SA Objective	Criteria	SS0194: Land north of Folly Road, Great Waldingfield (Residential)	***SS0200: Land east of Valley Road, Great Waldingfield (Residential)***
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++	+
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	--	-
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	-	-

SA Objective	Criteria	SS0194: Land north of Folly Road, Great Waldingfield (Residential)	***SS0200: Land east of Valley Road, Great Waldingfield (Residential)***
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	--
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.174 Both sites are expected to have major positive effects in relation to criterion 1b (Open space, sport and recreation) because they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles.

E.175 Furthermore, both sites are expected to have major positive effects in relation to criterion 2a (Primary schools) because they are both within desirable walking distance of a primary school. In addition, the sites are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.176 Site SS0194 (Land north of Folly Road, Great Waldingfield) is also expected to have major positive effects in relation to criteria 1c (Public Rights of Way) and 4b (Barriers to housing and services) as it is within desirable walking distance of a PRoW and is also located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.177 Both sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall beyond the preferred maximum walking distance to secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 1a (GP surgeries) and 15a (Town and district centres) as the sites fall over the preferred maximum walking distance to a GP surgery and town and district centres. Major negative effects are also expected against criteria 16a (Rail) and 16c (Cycling) for both sites because they are located beyond the preferred maximum walking distance to a railway station and cycle way.

E.178 Furthermore, both sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA. Both sites are expected to have major negative effects against criterion 7a (Brownfield/greenfield land) as they are categorised as greenfield land and therefore do not make efficient use of land. In addition, site SS0194 (Land north of Folly Road, Great Waldingfield) is likely to have major negative effects in relation to criterion 3c (Centres of employment) because the site is located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones. Site SS0200 (Land east of Valley Road, Great Waldingfield) is also expected to have major negative effects against criterion 10b (Surface water flooding) because the site contains land with a 1 in 30 year risk of surface water flooding.

E.179 Site SS0194 (Land north of Folly Road, Great Waldingfield) is expected to have a major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because it is located partly within the Great Waldingham Conservation Area, where there is potential for material and setting change to several Grade II Listed Buildings. In addition, site SS0200 (Land east of Valley Road, Great Waldingfield) is expected to have a major negative but uncertain effect against this criterion, as a Grade II Listed Building is located south-west of the site, where it is susceptible to setting change.

E.180 Site SS0194 (Land north of Folly Road, Great Waldingfield) is expected to have a major negative effect against criterion 13a (Landscape sensitivity) as it has moderate-high landscape sensitivity to residential development due to sensitive features include the location of the site within the Great Waldingfield Conservation Area and the role the undeveloped area plays in providing rural setting to the historic settlement core. This area also prevents the coalescence of the historic core with more modern parts of Great Waldingfield to the south-west.

Conclusions

1.3 Site SS0194 (Land north of Folly Road, Great Waldingfield) performs more strongly that SS0200 (Land east of Valley Road, Great Waldingfield) because although it is expected to receive the most major negative effects, it receives the most major positive effects. It performs more strongly that SS0200 against criteria 1c (Public Rights of Way) and 4b (Barriers to housing and services).

Hadleigh Parish

- **SS0298: Land north-east of Frog Hall Lane, Hadleigh (Residential - yield: 600 dwellings)**
- SS0303: Land east of Frog Hall Lane, Hadleigh (Residential - yield: 300 dwellings)
- SS0418: Land south-east of Benton Street, Hadleigh (Residential - yield: 15 dwellings)
- ***SS0502: Angel Court, Angel Street, Hadleigh (Residential - yield: 21 dwellings)***
- **SS0537: Former Babergh District Council Offices, Hadleigh (Residential - yield: 50 dwellings)**
- **SS0584: Land north of Red Hill Road/ Malyon Road, Hadleigh (Residential - yield: 75 dwellings)**
- SS0867: Land to the north-east of Pond Hall Lane, Hadleigh (Residential - yield: 30 dwellings)
- SS0909: Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh (Residential - yield: 80 dwellings)
- SS1031: Land south of Ipswich Road, Hadleigh (Employment)
- **SS1035: Land to the east of Frog Hall Lane, Hadleigh (Employment)**
- SS1092: Land south of Stone Street, Hadleigh (Employment)

Table E.21: Hadleigh Parish

SA Objective	Criteria	**SS0298: Land north-east of Frog Hall Lane, Hadleigh (Residential)**	SS0303: Land east of Frog Hall Lane, Hadleigh (Residential)	SS0418: Land south-east of Benton Street, Hadleigh (Residential)	***SS0502: Angel Court, Angel Street, Hadleigh (Residential)***	**SS0537: Former Babergh District Council Offices, Hadleigh (Residential)**	**SS0584: Land north of Red Hill Road/ Malyon Road, Hadleigh (Residential)**	SS0867: Land to the north-east of Pond Hall Lane, Hadleigh (Residential)	SS0909: Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh (Residential)	SS1031: Land south of Ipswich Road, Hadleigh (Employment)	**SS1035: Land to the east of Frog Hall Lane, Hadleigh (Employment)**	SS1092: Land south of Stone Street, Hadleigh (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	-	-	+	++	+	--	-	+	N/A	N/A	N/A
	1b Open space, sport and recreation	++	++	++	++	++	++	++	++	N/A	N/A	N/A
	1c Public Rights of Way (PRoW)	++?	++	++?	++	++	++?	++	++?	N/A	N/A	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	+	+	+	++	-	++	N/A	N/A	N/A
	2b Secondary schools	++	++	+	+	-	-	++	-	N/A	N/A	N/A
	2c Further and higher education facilities	--	--	--	--	--	--	--	--	N/A	N/A	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	+	0	0	0	0	0	0	0
	3b Settlement hierarchy	++	++	++	++	++	++	++	++	++	++	++
	3c Centres of employment	++	+	-	+	+	++	-	++	0	0	0
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	+	+	+	+	+	+	N/A	N/A	N/A
	4b Barriers to housing and services	0	0	0	0	0	0	0	0	N/A	N/A	N/A

SA Objective	Criteria	**SS0298: Land north-east of Frog Hall Lane, Hadleigh (Residential)**	SS0303: Land east of Frog Hall Lane, Hadleigh (Residential)	SS0418: Land south-east of Benton Street, Hadleigh (Residential)	***SS0502: Angel Court, Angel Street, Hadleigh (Residential)***	**SS0537: Former Babergh District Council Offices, Hadleigh (Residential)**	**SS0584: Land north of Red Hill Road/ Malyon Road, Hadleigh (Residential)**	SS0867: Land to the north-east of Pond Hall Lane, Hadleigh (Residential)	SS0909: Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh (Residential)	SS1031: Land south of Ipswich Road, Hadleigh (Employment)	**SS1035: Land to the east of Frog Hall Lane, Hadleigh (Employment)**	SS1092: Land south of Stone Street, Hadleigh (Employment)
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-	-	-	-	-	-	-
	5b Water Resource Zones	0	0	0	0	0	-	0	0	0	0	-
	5c WwTW Flow Capacity	-	-	-	-	-	-	-	-	-	-	-
	5d Foul Sewerage Network Capacity	-	-	-	0	-	-	-	-	0	0	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	-	-	--	--	-	--	--	-
	6b Noise	--	0	0	0	0	--	0	--	0	0	0
	6c Odour	0	0	--	0	0	0	0	0	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--	--	--	++	++	--	+/-	--	--	--	--
	7b Agricultural land classification	-	-	0	0	-	-	-	-	-	-	-
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	-	-	-	-	-	-	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	++	+	+	++	+	+	+	++	0	+	0
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0	0	0	0	0	0

SA Objective	Criteria	**SS0298: Land north-east of Frog Hall Lane, Hadleigh (Residential)**	SS0303: Land east of Frog Hall Lane, Hadleigh (Residential)	SS0418: Land south-east of Benton Street, Hadleigh (Residential)	***SS0502: Angel Court, Angel Street, Hadleigh (Residential)***	**SS0537: Former Babergh District Council Offices, Hadleigh (Residential)**	**SS0584: Land north of Red Hill Road/ Malyon Road, Hadleigh (Residential)**	SS0867: Land to the north-east of Pond Hall Lane, Hadleigh (Residential)	SS0909: Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh (Residential)	SS1031: Land south of Ipswich Road, Hadleigh (Employment)	**SS1035: Land to the east of Frog Hall Lane, Hadleigh (Employment)**	SS1092: Land south of Stone Street, Hadleigh (Employment)
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	-	0	-	0	0	-	0	0	0
	10b Surface water flooding	-	--	0	--	--	-	-	--	-	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	0	0	--?	--?	0	--?	--?	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?	-?	-?	--?	--?	--?	--?	--?	--?
	11c Geological sites	0	0	0	0	0	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	--?	0	--?	-	0	--?	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	-	0	0	-	-	--	--	--	-
	13b AONB	0	0	0	0	0	0	0	0	0	0	0

SA Objective	Criteria	**SS0298: Land north-east of Frog Hall Lane, Hadleigh (Residential)**	SS0303: Land east of Frog Hall Lane, Hadleigh (Residential)	SS0418: Land south-east of Benton Street, Hadleigh (Residential)	***SS0502: Angel Court, Angel Street, Hadleigh (Residential)***	**SS0537: Former Babergh District Council Offices, Hadleigh (Residential)**	**SS0584: Land north of Red Hill Road/ Malyon Road, Hadleigh (Residential)**	SS0867: Land to the north-east of Pond Hall Lane, Hadleigh (Residential)	SS0909: Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh (Residential)	SS1031: Land south of Ipswich Road, Hadleigh (Employment)	**SS1035: Land to the east of Frog Hall Lane, Hadleigh (Employment)**	SS1092: Land south of Stone Street, Hadleigh (Employment)
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0	0	0	0	+	+	+
	14b Employment sites	--	0	0	0	--	0	0	0	++	++	+
15. To revitalise the District's town centres.	15a Town and district centres	-	--	-	++	++	--	--	+	--	-	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--	--	--	--	--	--	--
	16b Bus	++	++	+	++	++	++	++	++	++	++	+
	16c Cycling	-	-	++	++	+	-	-	++	--	-	-

Major Positive

E.181 All sites are expected to have a major positive effect against criterion 3b (Settlement hierarchy) because they are located within or adjacent to the market town of Hadleigh, towards the top of the settlement hierarchy. All sites with the exception of SS0418 ((Land south-east of Benton Street, Hadleigh) and SS1092 (Land south of Stone Street, Hadleigh) are also expected to have a major positive effect against criterion 126b (Bus) because they are all located within desirable walking distance of at least one bus stop.

E.182 All the residential sites are expected to have major positive effects in relation to criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are each located within desirable walking distance of an open space, sport and/or recreation facility, in addition to a Public Right of Way. However, the scores for sites SS0298 (Land north-east of Frog Hall Lane, Hadleigh), SS0418 (Land south-east of Benton Street, Hadleigh), SS0584 (Land north of Red Hill Road/ Malyon Road, Hadleigh) and SS0909 (Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh) against criterion 1c are recorded as uncertain because development could result in the loss or diversion of a PRoW.

E.183 Major positive effects are expected against criterion 9a (Transport links) for sites SS0298 (Land north-east of Frog Hall Lane, Hadleigh), SS0502 (Angle Court, Angel Street, Hadleigh) and SS0909 (Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh) because they perform well against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c

E.184 Sites SS0298 (Land north-east of Frog Hall Lane, Hadleigh), SS0584 (Land north of Red Hill Road/ Malyon Road, Hadleigh) and SS0909 (Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh) are expected to have major positive effects in relation to criteria 2a (Primary schools) and 3c (Centres of employment) as they are each within desirable walking distance of a primary school and a strategic employment site/enterprise zone.

E.185 Sites SS0298 (Land north-east of Frog Hall Lane, Hadleigh), SS0303 (Land east of Frog Hall Lane, Hadleigh) and SS0867 (Land to the north-east of Pond Hall Lane, Hadleigh) are expected to have major positive effects against criterion 2b (Secondary schools) because they are within a desirable walking distance of a secondary school. Site SS0502 (Angel Court, Angel Street, Hadleigh) is the only residential site expected to have a major positive effect against criterion 1a (GP surgeries) because it is within desirable walking distance of a GP surgery.

E.186 Sites SS0502 (Angel Court, Angel Street, Hadleigh) and SS0537 (Former Babergh District Council Offices, Hadleigh) are both expected to have major positive effects in relation to criteria 7a (Brownfield/greenfield land) and 15a (Town and district centres) because they are categorised as brownfield land and also fall within desirable walking distance of a town or district centre.

E.187 Sites SS0418 (Land south-east of Benton Street, Hadleigh), SS0502 (Angel Court, Angel Street, Hadleigh) and SS0909 (Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh) are located within desirable walking distance of a cycle way, and therefore are identified as having major positive effects in relation to criterion 16c (Cycling).

E.188 Sites SS0298 (Land north-east of Frog Hall Lane, Hadleigh) and SS0303 (Land east of Frog Hall Lane, Hadleigh) are both expected to have major positive effects against criterion 4a (Housing provision) as they both contribute significantly to housing provision by providing in excess of 250 dwellings.

E.189 In addition, sites SS1031 (Land south of Ipswich Road, Hadleigh) and SS1035 (Land to the east of Frog Hall Lane, Hadleigh) are both expected to have major positive effects against criterion 14b (Employment sites) as the sites would provide in excess of 5ha of employment land.

Major Negative

E.190 All sites are expected to have major negative effects against criterion 16a (Rail) because they are located beyond the preferred maximum walking distance to a railway station, which may discourage people from making journeys using sustainable modes of transport.

E.191 All sites with the exception of SS0502 (Angel Court, Angel Street, Hadleigh) are expected to have a major negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because they are located within 100m of an ancient woodland and/or priority habitat. Sites SS0418 (Land south-east of Benton Street, Hadleigh) and SS0537 (Former Babergh District Council Offices, Hadleigh) are also located within 250m of River Brett County Wildlife Site. With the exception of sites SS0418 (Land south-east of Benton Street, Hadleigh), SS0502 (Angel Court, Angel

Street, Hadleigh) and SS0867 (Land to the north-east of Pond Hall Lane, Hadleigh), major negative effects are expected against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the residential sites fall within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone) and/or within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity. With regard to the employment sites, 25% or more of these sites fall within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.192 All residential sites are expected to have major negative effects against criterion 2c (Further and higher education facilities) because they are located beyond the preferred maximum walking distance to further and higher education facilities.

E.193 With the exception of sites SS0502 (Angel Court, Angel Street, Hadleigh), SS0537 (Former Babergh District Council Offices, Hadleigh) and SS0867 (Land to the north-east of Pond Hall Lane, Hadleigh), all sites are expected to have major negative effects against criterion 7a (Brownfield/greenfield land) because they are all classified as greenfield land. Therefore, development would not make efficient use of land.

E.194 Furthermore, sites SS0298 (Land north-east of Frog Hall Lane, Hadleigh), SS0303 (Land east of Frog Hall Lane, Hadleigh), SS0418 (Land south-east of Benton Street, Hadleigh), SS0584 (Land north of Red Hill Road/ Malyon Road, Hadleigh), SS0867 (Land to the north-east of Pond Hall Lane, Hadleigh), SS1031 (Land south of Ipswich Road, Hadleigh) and SS1035 (Land to the east of Frog Hall Lane, Hadleigh) are all expected to have major negative effects in relation to criterion 6a (AQMAs) as each of the sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.195 Sites SS0298 (Land north-east of Frog Hall Lane, Hadleigh), SS0303 (Land east of Frog Hall Lane, Hadleigh), SS0909 (Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh), SS1031 (Land south of Ipswich Road, Hadleigh) and SS1035 (Land to the east of Frog Hall Lane, Hadleigh) are expected to have a major negative effect against criterion 13a (Landscape sensitivity). Employment sites SS1031 (Land south of Ipswich Road, Hadleigh) and SS1035 (Land to the east of Frog Hall Lane, Hadleigh) and residential sites SS0298 (Land north-east of Frog Hall Lane, Hadleigh) and SS0303 (Land east of Frog Hall Lane, Hadleigh) are expected to have major negative effects against criterion 13a (Landscape sensitivity) because they have moderate-high landscape sensitivity to employment development and residential development, respectively, due to the intrusion development would create in the undeveloped surrounding countryside and by the open character of the site with localised visual prominence. Other features that elevate the landscape sensitivity include extensive views, the role it plays in providing rural setting for existing settlement and public rights of way, as well as the relative tranquillity and dark night skies of the east of the site. In addition residential site SS0909 (Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh) is also expected to have a major negative effect against criterion 13a (Landscape sensitivity) as it has a moderate-high landscape sensitivity to residential development due to the presence of a Scheduled Monument, as well as several other features of cultural heritage significance. The sensitivity of the site is also elevated by the setting it provides to existing settlement, naturalistic qualities and its sloping landform and broken hedgerow boundaries, making it often visually prominent within the local landscape.

E.196 In addition, site SS0584 (Land north of Red Hill Road/ Malyon Road, Hadleigh) is expected to have major negative effects in relation to criteria 1a (GP surgeries) and 15a (Town and district centres) because it is over the preferred maximum walking distance of a GP surgery and town or district centre. Sites SS0303 (Land east of Frog Hall Lane, Hadleigh), SS0867 (Land to the north-east of Pond Hall Lane, Hadleigh), SS1031 (Land south of Ipswich Road, Hadleigh) and SS1092 (Land south of Stone Street, Hadleigh) are also expected to have major negative effects against criterion 15a.

E.197 Sites SS0303 (Land east of Frog Hall Lane, Hadleigh), SS0502 (Angel Court, Angel Street, Hadleigh), SS0537 (Former Babergh District Council Offices, Hadleigh) and SS0909 (Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh) are each expected to have major negative effects in relation to criterion 10b (Surface water flooding) as they each contain land with a 1 in 30 year risk of surface water flooding.

E.198 Furthermore, sites SS0298 (Land north-east of Frog Hall Lane, Hadleigh), SS0537 (Former Babergh District Council Offices, Hadleigh) and SS0909 (Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh) are expected to have major negative effects against criteria 6b (Noise) due to their close proximity to the A1071 road. Site SS0418 (Land south-east of Benton Street, Hadleigh) is expected to have major negative effects in relation to criteria criterion 6c (Odour) as this site is located within the 400m Safeguard Area of a water recycling centre.

E.199 Site SS0418 (Land south-east of Benton Street, Hadleigh) is expected to have a major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because it is located immediately

south of Hadleigh Conservation Area and in close proximity to several Grade II Listed Buildings, where there is potential for setting change. Site SS0537 (Former Babergh District Council Offices, Hadleigh) is also expected to have a major negative but uncertain effect against this criterion, as it is located within Hadleigh Conservation Area and there are four Grade II Listed Buildings located within the site, where there is the potential for physical impact and setting change. Site SS0909 (Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh) is also expected to have an uncertain major negative effect against this criterion as it is located in close proximity to Hadleigh Conservation Area and a scheduled monument is located within the site, where there is potential for direct impacts and setting change.

E.200 Additionally, sites SS0298 (Land north-east of Frog Hall Lane, Hadleigh) and SS0502 (Angel Court, Angel Street, Hadleigh) are expected to have major negative effects against criterion 14b (Employment sites) as development will result in the loss of an existing employment area greater than 5 ha in size. Site SS1031 (Land south of Ipswich Road, Hadleigh) is also expected to have major negative effects in relation to criterion 16c (Cycling) as it is over the preferred maximum walking distance to a cycle path and therefore may discourage sustainable transport.

E.201 Lastly, site SS0584 (Land north of Red Hill Road/ Malyon Road, Hadleigh) is expected to have a major negative effect against criterion 1a (GP surgeries) because it is located beyond the preferred maximum walking distance to a GP surgery.

Conclusions

E.202 Out of the residential sites, SS0502 (Angel court, Angel Street, Hadleigh) performs the best with the highest number of major positive effects and the lowest number of major negative effects.

E.203 With regard to the employment sites, SS01092 (Land south of Stone Street, Hadleigh) performs the best, closely followed by SS1031 (Land south of Ipswich Road, Hadleigh).

Harkstead Parish

- SS1238: Land south of The Street, Harkstead (Residential - yield: 10 dwellings)

Table E.22: Harkstead Parish

SA Objective	Criteria	SS1238: Land south of The Street, Harkstead (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	--
	7c Minerals	-

SA Objective	Criteria	SS1238: Land south of The Street, Harkstead (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--
	13b AONB	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.204 Site SS1238 (Land south of The Street, Harkstead) is expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land. In addition, the site is expected to have a major positive effect against criterion 16b (Bus) because it is within a desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

Major Negative

E.205 Site SS1238 (Land south of The Street, Harkstead) is expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it falls beyond the preferred maximum walking distance to primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3b (Settlement hierarchy), 3c (Centres of employment) and 15a (Town and district centres) because the site is not located within or adjacent to a settlement towards the top of the settlement hierarchy and it is beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres. Major negative effects are also expected against criterion 1a (GP surgeries) because the site is beyond the preferred maximum walking distance to a GP surgery.

E.206 The site is also expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.207 In addition, site SS1238 (Land south of The Street, Harkstead) is expected to have a major negative effect against criterion 13a (Landscape sensitivity) as it has a moderate-high landscape sensitivity to residential development due to its local visual prominence, its rural and removed character with dark night skies and high levels of tranquillity and its intervisibility with the Suffolk Coast and Heaths AONB, with large open views to the Stour estuary.

E.208 Major negative effects are also expected against criteria 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance to a railway station and cycle way, which may discourage sustainable travel. Furthermore, major negative effects are expected against criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) as the site is classified as greenfield land and is entirely on Grade 2 agricultural land. Therefore, its development would not make efficient use of land.

E.209 The site is also expected to have a major negative effect in relation to criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone). However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

E.210 Furthermore, the site is expected to have major negative effects in relation to criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and its development may exacerbate air quality issues within the AQMA.

Conclusions

E.211 Overall, the site performs well in relation to access to open space, sports and recreation facilities, Public Rights of Way and bus stops. The site does not perform well in terms of access to GP surgeries, educational facilities, centres of employment, sustainable transport including rail and cycle ways, and access to town/district centres. The site also performs poorly in relation to the settlement hierarchy, land use efficiency, AQMAs, biodiversity, transport links and landscape sensitivity.

Hintlesham Parish

- ***SS0517: Land south-east of Duke Street, Hintlesham (Residential – yield: 6 dwellings)***

Table E.23: Hintlesham Parish

SA Objective	Criteria	*SS0517: Land south-east of Duke Street, Hintlesham (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	-
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	0

SA Objective	Criteria	*SS0517: Land south-east of Duke Street, Hintlesham (Residential)*
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	-

Major Positive

E.212 Site SS0517 (Land south-east of Duke Street, Hintlesham) is expected to have a major positive effect against criteria 1c (Public Rights of Way) and 16b (Bus) because it is within desirable walking distance of at least one PRoW and at least one bus stop, and is therefore likely to encourage the use of more sustainable modes of transport.

E.213 In addition, site SS0517 (Land south-east of Duke Street, Hintlesham) falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.214 Site SS0517 (Land south-east of Duke Street, Hintlesham) is expected to have a major negative effect against criteria 16a (Rail), 3c (Centres of employment) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance of railway stations, strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to ensure access to jobs in the District, revitalise the District's centres, nor encourage more sustainable modes of transport.

E.215 Major negative effects are also expected against criterion 1a (GP surgeries), in addition to 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because the site is located beyond the preferred maximum walking distance of a GP surgery, as well as primary schools, secondary schools, and further and higher education facilities. The site is also likely to have a major negative effect against criterion 7a (Brownfield/greenfield land) because it is categorised as greenfield land and therefore would not make efficient use of land.

E.216 The site is also expected to have a major negative effect against criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and may exacerbate existing air quality issues.

E.217 Site SS0517 (Land south-east of Duke Street, Hintlesham) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because a Grade II Listed Building is located in close proximity to the site, where there is potential for visual setting change.

E.218 The site is also expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.219 Overall, site SS0517 (Land south-east of Duke Street, Hintlesham) performs negatively against a number of the SA objective criteria, including because of its location beyond the preferred maximum walking distance of primary and secondary schools, as well as further and higher education facilities. Furthermore, the site is beyond the preferred maximum walking distance of railway stations, strategic employment sites/enterprise zones, town/district centres, and a GP surgery, and performs poorly in relation to transport links.

Hitcham Parish

- **SS0222: Land west of The Causeway, Hitcham (Residential – yield: 12 dwellings)**

Table E.24: Hitcham Parish

SA Objective	Criteria	SS0222: land west of The Causeway, Hitcham (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	0

SA Objective	Criteria	SS0222: land west of The Causeway, Hitcham (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.220 Site SS0222 (Land west of The Causeway, Hitcham) is expected to have a major positive effect against criterion 1b (Open space, sport and recreation) because it is located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land and is therefore likely to encourage healthier and more active lifestyles. It is also expected to have a major positive effect against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of at least one PRoW. However, this effect is uncertain because development could result in the loss or diversion of the PRoW. The site is located within desirable walking distance of at least one bus stop and is therefore expected to have a major positive effect against criterion 16b (Bus) because it is likely to encourage the use of more sustainable modes of transport.

E.221 In addition, site SS0222 (Land west of The Causeway, Hitcham) falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.222 Site SS0222 (Land west of The Causeway, Hitcham) is expected to have a major negative effect against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance of railway stations and cycle ways, in addition to strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport.

E.223 Major negative effects are expected against criterion 1a (GP surgeries), in addition to criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because the site is located beyond the preferred maximum walking distance of a GP surgery, as well as primary schools, secondary schools, and further and higher education facilities. The site is also likely to have a major negative effect against criterion 7a (Brownfield/greenfield land) because it is categorised as greenfield land and therefore would not make efficient use of land.

E.224 Site SS0222 (Land west of The Causeway, Hitcham) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because a number of Grade II Listed Buildings are located in close proximity to the site, where there is potential for setting change. It is located immediately south of Hadleigh Conservation Area and in close proximity to several Grade II Listed Buildings, where there is potential for setting change.

E.225 The site is also expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.226 Overall, site SS0222 (Land west of The Causeway, Hitcham) performs negatively because it is located beyond the preferred maximum walking distance to a railway station, a cycle way, strategic employment sites/enterprise zones and town/district centres, a GP surgery, primary schools, secondary schools, as well as further and higher education facilities.

Holbrook Parish

- ***SS0717: Land east of Ipswich Road, Holbrook (Residential – yield: 7 dwellings)***

Table E.25: Holbrook Parish

SA Objective	Criteria	*SS0717: Land east of Ipswich Road, Holbrook (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++
	2b Secondary schools	++
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	+
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	--
	7c Minerals	-

SA Objective	Criteria	SS0717: Land east of Ipswich Road, Holbrook (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	+
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0
	13b AONB	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	+
	16c Cycling	--

Major Positive

E.227 Site SS0717 (Land east of Ipswich Road, Holbrook) is expected to have a major positive effect in relation to criteria 1a (GP surgeries), 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because it is within desirable walking distance of a GP surgery, an open space, sport and/or recreation facility, as well as open country and/or registered common land, in addition to at least one PRoW. Therefore, it is likely to improve the health and wellbeing of the population, as well as maintain and improve the levels of education. However, the effect against 1c (Public Rights of Way) is recorded as uncertain because development could result in the loss or diversion of the PRoW.

E.228 Site SS0717 (Land east of Ipswich Road, Holbrook) is expected to have major positive effects in relation to criteria 2a (Primary schools) and 2b (Secondary schools) because it is within desirable walking distance of a primary and secondary school.

Major Negative

E.229 Site SS0717 (Land east of Ipswich Road, Holbrook) is expected to have major negative effects against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because they are located beyond the preferred maximum walking distance to railway stations and cycle ways, in addition to strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. Additionally, a major negative effect is expected against criterion 2c (Further and higher education facilities) for this site because it is located beyond the preferred maximum walking distance of further and higher education facilities.

E.230 Site SS0717 (Land east of Ipswich Road, Holbrook) is likely to have major negative effects against criteria 7a (Brownfield/greenfield land) because it is categorised as greenfield land, and 7b (Agricultural land classification) because a significant proportion of the site falls on Grade 2 agricultural land. Therefore, it does not make efficient use of land or contribute towards the conservation of the best and most versatile agricultural land.

E.231 Furthermore, the site falls within 250m of Holbrook Gardens County Wildlife Site. Therefore, a major negative effect is expected in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland). However, this effect is uncertain depending upon whether potential negative effects can be mitigated. The site is also expected to have a major negative effect against criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and could exacerbate existing air quality issues.

Conclusions

E.232 Overall, site SS0717 (Land east of Ipswich Road, Holbrook) performs relatively positively because it falls within desirable walking distance of a GP surgery, an open space, sport and/or recreation facility, in addition to open country and/or registered common land, a primary school, a secondary school, and a PRoW. Although the site is located within a SSSI impact Risk Zone and falls within or in close proximity to a Local Nature Reserve, County Wildlife Site and/or priority habitat or ancient woodland, there is potential for these negative effects to be mitigated.

Holton St Mary Parish

- **SS0752: Land adjacent to the B1070, Holton St Mary (Residential – yield: 12 dwellings)**

Table E.26: Holton St Mary Parish

SA Objective	Criteria	SS0752: Land adjacent to the B1070, Holton St Mary (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	--
	7c Minerals	-

SA Objective	Criteria	SS0752: Land adjacent to the B1070, Holton St Mary (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	-

Major Positive

E.233 Site SS0752 (Land adjacent to the B1070, Holton St Mary) is expected to have a major positive effect against criterion 16b (Bus) because it is within desirable walking distance of at least one bus stop and is therefore likely to encourage the use of more sustainable modes of transport. The site is also expected to have a major positive effect against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because it is located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, as well as a PRoW. This could encourage healthier and more active lifestyles. The effect against criterion 1c (Public Rights of Way) is recorded as uncertain because the development of the site could result in the loss or diversion of the PRoW.

E.234 Furthermore, this site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.235 A major negative effect is expected against criterion 1a (GP surgeries), in addition to criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) for site SS0752 (Land adjacent to the B1070, Holton St Mary), because it is located beyond the preferred maximum walking distance of a GP surgery, as well as primary schools, secondary schools and further and higher education facilities. Additionally, this site is expected to have a major negative effect against criterion 3b (Settlement hierarchy) because it is not located within or adjacent to a settlement towards the top of the settlement hierarchy.

E.236 The site is also likely to have major negative effects against criterion 7a (Brownfield/greenfield land) because it is categorised as greenfield land, and 7b (Agricultural land classification) because a significant proportion of the site falls on Grade 2 agricultural land. Therefore, it does not make efficient use of land or protect some of the best and most versatile agricultural land.

E.237 Site SS0752 (Land adjacent to the B1070, Holton St Mary) is expected to have major negative effects against criteria 16a (Rail), 3c (Centres of employment) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance of railway stations, strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. The site is also expected to have a major negative effect against criterion 6a (AQMAs) as it is located within 12.5km of an AQMA, which could exacerbate existing air quality issues.

E.238 Furthermore, the site contains or falls within 100m of priority habitat and ancient woodland. Therefore, a major negative effect is expected in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland). This effect is uncertain depending upon whether potential negative effects can be mitigated.

E.239 Lastly, the site is expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.240 Overall, site SS0752 (Land adjacent to the B1070, Holton St Mary) performs negatively as it is located beyond the preferred maximum walking distance of a GP surgery, as well as primary schools, secondary schools, and further and higher education facilities, and is not located within or adjacent to a settlement towards the top of the settlement hierarchy. Therefore, it does not necessarily help reduce health inequalities or poverty, improve the levels of education or skills, nor ensure access to jobs and services for the overall population. Furthermore, although the site is within desirable walking distance of at least one PRoW, development could result in the loss or diversion of the PRoW.

Lavenham Parish

- **SS0288: Land north-west of Melford Road, Lavenham (Residential – yield: 20 dwellings)**

Table E.27: Lavenham Parish

SA Objective	Criteria	SS0288: Land north-west of Melford Road, Lavenham (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	+
	1b Open space, sport and recreation	+
	1c Public Rights of Way (PRoW)	+
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	+
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	0

SA Objective	Criteria	SS0288: Land north-west of Melford Road, Lavenham (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	++

Major Positive

E.241 Site SS0288 (Land north-west of Melford Road, Lavenham) is located within desirable walking distance of at least one bus stop and cycle way, and therefore encourages the use of more sustainable modes of transport. As such, major positive effects are expected in relation to criteria 16b (Bus) and 16c (Cycling).

Major Negative

E.242 Site SS0288 (Land north-west of Melford Road, Lavenham) is located beyond the preferred maximum walking distance of secondary schools, as well as further and higher education facilities. As such, it is not likely to contribute towards the improvement of education and skills in the population, and major negative effects are expected against criteria 2b (Secondary schools) and 2c (Further and higher education facilities).

E.243 Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance of strategic employment sites/enterprise zone, as well as a town/district centre, and so does not ensure access to jobs nor revitalise the District's town centres. Site SS0717 (Land east of Ipswich Road, Holbrook) is likely to have major negative effects against criterion 7a (Brownfield/greenfield land) because it is categorised as greenfield land and, therefore, does not make efficient use of land.

E.244 Additionally, the site is located beyond the preferred maximum walking distance of cycle ways, and therefore does not encourage the use of this more sustainable modes of transport. As such, a major negative effect is expected in relation to criterion 16c (Cycling). The site is also expected to have a major negative effect against criterion 6a (AQMAs) as it is located within 12.5km of an AQMA, which could exacerbate existing air quality issues.

Conclusions

E.245 Overall, site SS0288 (Land north-west of Melford Road, Lavenham) performs more negatively than positively, as major negative effects are expected for seven criteria, while major positive effects are expected for only three criteria.

Lawshall Parish

- SS0237: Land west of Bury Road, Lawshall (Residential – yield: 10 dwellings)
- **SS0682: Land east of Bury Road, Lawshall (Residential – yield: 15 dwellings)**
- ***SS0683: Land to the south-west of Harrow Green, Lawshall (Residential – yield: 5 dwellings)***
- SS0685: Land west of Melford Road, Lawshall (Residential – yield: 5 dwellings)
- SS0690: Land south of Lambs Lane, Lawshall (Residential – yield: 10 dwellings)

Table E.28: Lawshall Parish

SA Objective	Criteria	SS0237: Land west of Bury Road, Lawshall (Residential)	**SS0682: Land east of Bury Road, Lawshall (Residential)**	***SS0683: Land to the south-west of Harrow Green, Lawshall (Residential)***	SS0685: Land west of Melford Road, Lawshall (Residential)	SS0690: Land south of Lambs Lane, Lawshall (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--	--	--
	1b Open space, sport and recreation	++	++	++	++	++
	1c Public Rights of Way (PRoW)	--	--	--	--	--
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--	+	--	-
	2b Secondary schools	--	--	--	--	--
	2c Further and higher education facilities	--	--	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0
	3b Settlement hierarchy	--	--	--	--	--
	3c Centres of employment	--	--	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	+
	4b Barriers to housing and services	++	++	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-
	5b Water Resource Zones	-	-	-	-	-
	5c WwTW Flow Capacity	0	0	0	0	0
	5d Foul Sewerage Network Capacity	-	0	0	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--
	6b Noise	0	0	0	0	0
	6c Odour	0	0	0	0	0

SA Objective	Criteria	SS0237: Land west of Bury Road, Lawshall (Residential)	**SS0682: Land east of Bury Road, Lawshall (Residential)**	***SS0683: Land to the south-west of Harrow Green, Lawshall (Residential)***	SS0685: Land west of Melford Road, Lawshall (Residential)	SS0690: Land south of Lambs Lane, Lawshall (Residential)
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	--
	7b Agricultural land classification	-	-	-	-	-
	7c Minerals	0	0	0	0	0
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--	--	--	--
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0
	10b Surface water flooding	-	0	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	0	--?	-?
	11c Geological sites	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	-
	13b AONB	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0
	14b Employment sites	0	0	0	0	0

SA Objective	Criteria	SS0237: Land west of Bury Road, Lawshall (Residential)	**SS0682: Land east of Bury Road, Lawshall (Residential)**	***SS0683: Land to the south-west of Harrow Green, Lawshall (Residential)***	SS0685: Land west of Melford Road, Lawshall (Residential)	SS0690: Land south of Lambs Lane, Lawshall (Residential)
15. To revitalise the District's town centres.	15a Town and district centres	-	-	-	-	-
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--
	16b Bus	++	++	++	++	++
	16c Cycling	--	--	--	--	--

Major Positive

E.246 All sites are expected to have major positive effects against criterion 1b (Open space, sport and recreation) because they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore are likely to encourage healthier and more active lifestyles. In addition, the sites are all expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.247 All sites are also expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.248 All sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall over the preferred maximum walking distance of secondary schools, in addition to further and higher educational facilities. Sites SS0237 (Land west of Bury Road, Lawshall), SS0682 (Land east of Bury Road, Lawshall) and SS0685 (Land west of Melford Road, Lawshall) are also expected to have major negative effects against criteria 2a (Primary schools) because they are beyond the preferred maximum walking distance to a primary school. Major negative effects are expected for all sites against criteria 3b (Settlement hierarchy), 3c (Centres of employment) and 15a (Town and district centres) because they are not located within or adjacent to a settlement towards the top of the settlement hierarchy, and are located over the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones. Major negative effects are also identified for all sites against criteria 1a (GP surgeries) and 1c (Public Rights of Way) as the sites are beyond the preferred maximum walking distance to a GP surgery and Public Right of Way.

E.249 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the sites are located beyond the preferred maximum walking distance to a railway station and cycle way. Major negative effects are also expected against criterion 6a (AQMAs) as all of the sites are located within 12.5km of an AQMA, which could exacerbate existing air quality issues. Furthermore, the sites are expected to have major negative effects in relation to criterion 7a (Brownfield/greenfield land) as they are classified as greenfield land. Therefore, they do not make efficient use of land.

E.250 In addition, sites SS0237 (Land west of Bury Road, Lawshall), SS0682 (Land east of Bury Road, Lawshall) and SS0685 (Land west of Melford Road, Lawshall) are expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the sites are located within 100m of a priority habitat.

E.251 Major negative effects are also expected against criterion 9a (Transport links) for all of the sites because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.252 Overall, the sites each perform similarly. Site SS0683 (Land to the south-west of Harrow Green, Lawshall) performs slightly better than the rest in terms of access to primary schools and potential effect on local biodiversity assets.

Leavenheath Parish

- **SS0587: Land south of High Road, Leavenheath (Residential – yield: 40 dwellings)**

Table E.29: Leavenheath Parish

SA Objective	Criteria	SS0587: Land south of High Road, Leavenheath (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	--
	7c Minerals	-

SA Objective	Criteria	SS0587: Land south of High Road, Leavenheath (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.253 Site SS0587 (Land south of High Road, Leavenheath) is expected to have a major positive effect in relation to criteria 1c (Public Rights of Way) and 16b (Bus), because it is within desirable walking distance of at least one PRoW and at least one bus stop. Additionally, a major positive effect is also expected in relation to criterion 1b (Open space, sport and recreation) because site SS0587 (Land south of High Road, Leavenheath) is within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land. The site is therefore likely to encourage healthier lifestyles and the use of more sustainable modes of transport.

E.254 This site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.255 Site SS0587 (Land south of High Road, Leavenheath) is expected to have major negative effects against criteria 1a (GP surgeries), 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance of a GP surgery, as well as primary schools, secondary schools, and further and higher education facilities. Additionally, this site is expected to have a major negative effect against criterion 3b (Settlement hierarchy) because it is not located within or adjacent to a settlement towards the top of the settlement hierarchy and therefore does not ensure access to jobs and services. It is also likely to have a major negative effect against criterion 3c (Centres of employment) because it is beyond the preferred maximum walking distance of strategic employment sites/enterprise zones.

E.256 Site SS0587 (Land south of High Road, Leavenheath) is also likely to have major negative effects against criterion 7a (Brownfield/greenfield land) because it is categorised as greenfield land, and 7b (Agricultural land classification) because a significant proportion of the site falls on Grade 2 agricultural land. Therefore, the site does not make efficient use of land and comprises some of the best and most versatile agricultural land. The site is also expected to have a major negative effect against criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and could exacerbate existing air quality issues.

E.257 Site SS0587 (Land south of High Road, Leavenheath) is expected to have major negative effects against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance of railway stations, cycle ways and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport and is unlikely to enable access to jobs or the revitalisation of town centres within the plan area.

E.258 In addition, a major negative effect is also expected against criterion 9a (Transport links) for the site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.259 Overall, Site SS0587 (Land south of High Road, Leavenheath) performs negatively. Although there is potential for residential development at this site to contribute to housing where it is most needed, the site is located beyond the preferred maximum walking distance of a number of criteria, including railway stations, cycle ways, strategic employment sites/enterprise zones, town/district centres, GP surgeries, as well as primary schools, secondary schools, further and higher education facilities, and transport links.

Lindsey Parish

- **SS1148: Land east of The Tye, Lindsey (Residential – yield: 5 dwellings)**

Table E.30: Lindsey Parish

SA Objective	Criteria	SS1148: Land east of The Tye, Lindsey (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	+
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	--
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	0

SA Objective	Criteria	SS1148: Land east of The Tye, Lindsey (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	-
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.260 Site SS1148 (Land east of The Tye, Lindsey) is expected to have major positive effects against criteria 1c (Public Rights of Way) and 16b (Bus) as the site is within the desirable walking distance from at least one Public Right of Way and at least one bus stop. Therefore, it is likely to encourage the use of more active and more sustainable modes of transport.

E.261 In addition, a major positive effect is expected against criterion 4b (Barriers to housing and services, as the site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.262 Site SS1148 (Land east of The Tye, Lindsey) is expected to have major negative effects against criteria 1a (GP surgeries), 2a (Primary schools), 2b (Secondary schools), and 2c (Further and higher education facilities) as it is located above the preferred maximum walking distance from a GP surgery, a primary school, a secondary school and a further or higher education facility. Therefore, it is unlikely to improve the health, education and skills of the overall population.

E.263 Major negative effects are also expected against criteria 3b (Settlement hierarchy), 3c (Centres of employment), 15a (Town and district centres), 16a (Rail) and 16c (Cycling) as the site is not located within or adjacent to a settlement that is towards the top of the settlement hierarchy, and is located above the preferred maximum walking distance from strategic employment sites/enterprise zones, town or district centres, railway stations, as well as cycle ways.

E.264 In addition, the site is expected to have major negative effects against criteria 7a (Brownfield/greenfield land), as it is categorised as greenfield land and would therefore be an inefficient use of land, 6a (AQMAs), as it is located within 12.5km of an AQMA, and 6c (Odour), as it is within the 400m Safeguard Area of a water recycling centre. Therefore, the site would not contribute towards improving air quality for the overall population. A major negative effect is also expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as it is located within 100m of priority habitat.

E.265 Furthermore, an uncertain major negative effect is expected against criterion 12a (Nationally and locally designated and non-designated heritage assets) as there are several Grade II Listed Buildings located in close proximity to the site, where there is the potential for setting change. There are no designated assets within the site.

E.266 A major negative effect is also expected against criterion 9a (Transport links) for the site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.267 Site SS1148 (Land east of The Tye, Lindsey) is likely to perform far more negatively than positively, with only three major positive effects expected against the SA objective criteria against 15 major negative effects. Although there is potential for residential development to contribute to housing where it is most needed, it is above the preferred maximum walking distance from any education facility or employment centre and does not perform strongly in relation to transport links.

Little Waldingfield Parish

- SS0874: Land to the south-east of The Street, Little Waldingfield (Residential – yield: 12 dwellings)

Table E.31: Little Waldingfield Parish

SA Objective	Criteria	SS0874: Land to the south-east of The Street, Little Waldingfield (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	--
	7c Minerals	0

SA Objective	Criteria	SS0874: Land to the south-east of The Street, Little Waldingfield (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.268 Site SS0874 (Land to the south-east of The Street, Little Waldingfield) is expected to have a major positive effect in relation to criterion 1c (Public Rights of Way) because it is within desirable walking distance of at least one PRoW. However, this effect is uncertain because development could result in loss or diversion of the PRoW.

E.269 Major positive effects are also expected in relation to criteria 1b (Open space, sport and recreation) and 16b (Bus) because site SS0874 (Land to the south-east of The Street, Little Waldingfield) is within desirable walking distance of an area of open space, sport and/or recreation, in addition to open country and/or registered common land, in addition to at least one bus stop. The site is therefore likely to encourage healthier lifestyles and the use of more sustainable modes of transport.

E.270 This site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.271 Site SS0874 (Land to the south-east of The Street, Little Waldingfield) is expected to have major negative effects against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance of railway stations, cycle ways, strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport and is unlikely to enable access to jobs or the revitalisation of town centres within the plan area. Additionally, site SS0874 (Land to the south-east of The Street, Little Waldingfield) is expected to have a major negative effect against criterion 3b (Settlement hierarchy) because it is not located within or adjacent to a settlement towards the top of the settlement hierarchy and therefore does not ensure easy access to jobs and services.

E.272 Major negative effects are expected against criteria 1a (GP surgeries), 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance of a GP surgery, as well as primary schools, secondary schools, and further and higher education facilities.

E.273 Site SS0874 (Land to the south-east of The Street, Little Waldingfield) is likely to have major negative effects against criterion 7a (Brownfield/greenfield land) because it is categorised as greenfield land, and 7b (Agricultural land classification) because a significant proportion of the site falls on Grade 2 agricultural land. Therefore, the site does not contribute to the conservation of soil resources in the District nor is it an efficient use of land. Furthermore, the site is expected to have a major negative effect in relation to criterion 13a (Landscape Sensitivity) as it has an overall moderate-high landscape sensitivity. Sensitivity is elevated by the site's position in the Little Waldingfield Conservation Area and due to the role, it plays in providing a rural setting to surrounding properties, including several listed buildings. The site is also visible from The Street and provides rural setting to the footpath crossing it, further elevating its sensitivity. The site is expected to have a major negative effect against criterion 6a (AQMAs) as it is located within 12.5km of an AQMA.

E.274 The site is also expected to have a major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because the site is located within Little Waldingfield Conservation Area, and the site is an important vista within the Conservation Area. Therefore, the site is sensitive to development. The site does not contain a designated asset, but designated assets are present just outside of the site boundary. Therefore, the settings of these assets are likely to be affected by development. The site does not contain any non-designated assets.

E.275 A major negative effect is also expected against criterion 9a (Transport links) for the site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.276 Overall, site SS0874 (Land to the south-east of The Street, Little Waldingfield) is expected to have major negative effects in relation to 15 criteria, in comparison to major positive effects against five criteria.

Long Melford Parish

- SS0811: Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish (Employment)
- ***SS0812: Land east of the B1064, Long Melford (Residential – yield: 150 dwellings)***
- SS0934: Land east of High Street & Harefield Road and west of A134, Long Melford (Employment)
- SS1205: Land west of Rodbridge Hill, Long Melford (Residential – yield: 30 dwellings)
- SS1283: Land to the north of St Bartholomew's Chapel, Sudbury (Residential – yield: 350 dwellings)

Table E.32: Long Melford Parish

SA Objective	Criteria	SS0811: Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish (Employment)	***SS0812: Land east of the B1064, Long Melford (Residential)***	SS0934: Land east of High Street & Harefield Road and west of A134, Long Melford (Employment)	SS1205: Land west of Rodbridge Hill, Long Melford (Residential)	SS1283: Land to the north of St Bartholomew's Chapel, Sudbury (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	N/A	+	N/A	--	--
	1b Open space, sport and recreation	N/A	++	N/A	++	++
	1c Public Rights of Way (PRoW)	N/A	++	N/A	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A	+	N/A	--	++
	2b Secondary schools	N/A	--	N/A	--	+
	2c Further and higher education facilities	N/A	--	N/A	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	+	0	+
	3b Settlement hierarchy	++	+	+	+	++
	3c Centres of employment	0	-	0	-	++
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A	+	N/A	+	++
	4b Barriers to housing and services	N/A	+	N/A	+	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	--
	5b Water Resource Zones	-	-	-	-	-
	5c WwTW Flow Capacity	0	0	0	0	0
	5d Foul Sewerage Network Capacity	-	-	0	-	-

SA Objective	Criteria	SS0811: Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish (Employment)	***SS0812: Land east of the B1064, Long Melford (Residential)***	SS0934: Land east of High Street & Harefield Road and west of A134, Long Melford (Employment)	SS1205: Land west of Rodbridge Hill, Long Melford (Residential)	SS1283: Land to the north of St Bartholomew's Chapel, Sudbury (Residential)
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--
	6b Noise	0	0	0	0	--
	6c Odour	0	0	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	--
	7b Agricultural land classification	--	--	--	-	-
	7c Minerals	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	+	+	-	-	++
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0
	10b Surface water flooding	0	0	-	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	0	--?	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	--?	--?	--?	-?
	11c Geological sites	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	--?	--?	-?

SA Objective	Criteria	SS0811: Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish (Employment)	***SS0812: Land east of the B1064, Long Melford (Residential)***	SS0934: Land east of High Street & Harefield Road and west of A134, Long Melford (Employment)	SS1205: Land west of Rodbridge Hill, Long Melford (Residential)	SS1283: Land to the north of St Bartholomew's Chapel, Sudbury (Residential)
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	-	-
	13b AONB	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+	0	+	0	0
	14b Employment sites	++	0	++	0	--
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	-
	16b Bus	++	++	++	++	++
	16c Cycling	++	-	--	-	++

Major Positive

E.277 All the sites are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.278 In addition, all residential sites are expected to have major positive effects in relation to criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, in addition to a Public Right of Way, and are therefore likely to encourage healthier and more active lifestyles.

E.279 Sites SS0811 (Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish) and SS1283 (Land to the north of St Bartholomew's Chapel, Sudbury) are expected to have major positive effects in relation to criterion 16c (Cycling) as they are both within desirable walking distance of a cycle path, which may also encourage travel by this more sustainable mode of transport.

E.280 Residential site SS1283 and employment site SS0811 (Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish) are expected to have major positive effects in relation to criterion 3b (Settlement hierarchy) because they are located within or adjacent to a settlement towards the top of the settlement hierarchy.

E.281 Residential sites SS0811 (Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish) and SS0934 (Land east of High Street & Harefield Road and west of A134, Long Melford) are expected to have major positive effects in relation to criterion 14b (Employment sites) as the sites would provide in excess of 5ha of employment land.

E.282 Site SS1283 (Land to the north of St Bartholomew's Chapel, Sudbury) is expected to have major positive effects against criteria 2a (Primary schools), 3c (Centres of Employment) and 4a (Housing Provision) because it is within desirable walking

distance of a primary school and strategic employment site/enterprise zone, and will contribute significantly to housing provision by providing in excess of 250 dwellings. In addition, this site will have major positive effects in relation criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.283 Site SS1283 (Land to the north of St Bartholomew's Chapel, Sudbury) is also expected to have a major positive effect against criterion 9a (Transport links) because it performs strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Major Negative

E.284 All sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as they are each located within 12.5km of an AQMA and their development may exacerbate existing air quality issues within the AQMA. In addition, all sites are expected to have major negative effects in relation to criterion 15a (Town and district centres) because they are located beyond the preferred maximum walking distance to town and district centres. All sites are also expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) because they comprise greenfield land and their development will therefore not make efficient use of land.

E.285 With the exception of site SS1283 (Land to the north of St Bartholomew's Chapel, Sudbury), all sites are expected to have a major negative effect in relation to criterion 16a (Rail) as they are each located beyond the preferred maximum walking distance to a railway station, which may discourage the use of sustainable transport modes. Furthermore, employment site SS0934 (Land east of High Street & Harefield Road and west of A134, Long Melford) is expected to have a major negative effect against criterion 16c (Cycling) because it is located beyond the preferred maximum walking distance to a cycle way.

E.286 All residential sites are expected to have major negative effects against criterion 2c (Further and higher education) because they are located beyond the preferred maximum walking distance to further and higher education facilities. In addition, residential site SS1205 (Land west of Rodbridge Hill, Long Melford) is expected to have major negative effects in relation to criteria 2a (Primary schools) and 2b (Secondary schools) as it is beyond the preferred maximum walking distance of primary and secondary schools. Residential site SS0812 (Land east of the B1064, Long Melford) is also expected to have a major negative effect in relation to criterion 2b (Secondary schools).

E.287 Residential sites SS1205 (Land west of Rodbridge Hill, Long Melford) and SS1283 (Land to the north of St Bartholomew's Chapel, Sudbury) are both expected to have major negative effects against criterion 1a (GP surgeries) because both sites are beyond the preferred maximum walking distance to a GP surgery and therefore have poor access to primary healthcare facilities.

E.288 The two employment sites, SS0811 (Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish) and SS0934 (Land east of High Street & Harefield Road and west of A134, Long Melford), are expected to have major negative but uncertain effects against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI impact Risk Zone relevant to the site size.

E.289 Residential sites SS0812 (Land east of the B1064, Long Melford) and SS1205 (Land west of Rodbridge Hill, Long Melford), in addition to employment site SS0934 (Land east of High Street & Harefield Road and west of A134, Long Melford), are expected to have major negative but uncertain effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because they are each within 100m of a priority habitat. In addition, site SS0812 is adjacent to Long Melford Disused Railway Line Country Wildlife Site and the Railway Walks Local Nature Reserve.

E.290 Residential sites SS0812 (Land east of the B1064, Long Melford) and SS0934 (Land east of High Street & Harefield Road and west of A134, Long Melford), and employment site SS0811 (Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish), each contain Grade 2 agricultural land, and therefore are expected to have major negative effects against criterion 7b (Agricultural land classification), as their development would not make efficient use of land.

E.291 Furthermore, sites SS0811, SS0812 and SS0934 are expected to have major negative effects against criterion 13a (Landscape Sensitivity) as they are each identified as having moderate-high landscape sensitivity. If the site were to be developed in combination with one or more sites around Long Melford the cumulative landscape sensitivities and impact of development would need to be considered. Sites SS0811 and SS0934 are identified as sensitive due to their sloping landform, partially enclosed character and rural setting provided to heritage assets. Site SS0812 is identified as sensitive due to its sloping

landform, the open and rural character of the site and adjacent designated habitats, and development of the site would not be in keeping with the existing linear form of the settlement.

E.292 Residential site SS1205 (Land west of Rodbridge Hill, Long Melford) and employment site SS0934 (Land east of High Street & Harefield Road and west of A134, Long Melford) are expected to have major negative but uncertain effects against criterion 12a (Nationally and locally designated and non-designated heritage assets), as although both sites do not contain any designated assets, there are several designated assets within close proximity to the site boundaries which are likely to be affected. In addition, site SS0934 is adjacent to the Long Melford Conservation Area, which is sensitive to change, and also contains non-designated assets.

E.293 Residential site SS1283 (Land to the north of St Bartholomew's Chapel, Sudbury) is expected to have major negative effects in relation to criteria 5a (Source protection zones), 6b (Noise) and 14b (Employment sites) because the site falls within a Source Protection Zone 1, is located within close proximity to an area that experiences noise pollution at night, and will also result in the loss of an existing employment area greater than 5 ha in size.

Conclusions

E.294 All the sites score more major negatives than major positives. Site SS1283 (Land to the north of St Bartholomew's Chapel, Sudbury) performs significantly better than the other two residential sites, with the most major positive effects and least major negative effects. Sites S0812 (Land east of the B1064, Long Melford) and SS1205 (Land west of Rodbridge Hill, Long Melford) perform very similarly, with SS0812 receiving one less major negative effect than SS1205.

E.295 Out of the employment sites, site SS0811 (Land to the north of Springlands Way (A134), Part Long Melford / Part Sudbury Parish) performs better than SS0934 (Land east of High Street & Harefield Road and west of A134, Long Melford) with the most major positive effects and the least major negative effects.

Nedging-with-Naughton Parish

- ***SS0628: Land to the north of Ipswich Road, Nedging-with-Naughton (Residential – yield: 9 dwellings)***

Table E.33: Nedging-with-Naughton Parish

SA Objective	Criteria	*SS0628: Land to the north of Ipswich Road, Nedging-with-Naughton (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	+
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	--
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-
	7b Agricultural land classification	-
	7c Minerals	0

SA Objective	Criteria	SS0628: Land to the north of Ipswich Road, Nedging-with-Naughton (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	-
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.296 Site SS0628 (Land to the north of Ipswich Road, Nedging-with-Naughton) is expected to have major positive effects against criteria 1c (Public Rights of Way) and 16b (Bus), because it is within desirable walking distance of at least one PRoW and at least one bus stop and is therefore likely to enable a shift towards more sustainable modes of transport. This site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.297 Site SS0628 (Land to the north of Ipswich Road, Nedging-with-Naughton) is expected to have major negative effects against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance of railway stations, cycle ways, strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and a shift towards more sustainable modes of transport. It is also unlikely to enable access to jobs or the revitalisation of town centres within the plan area.

E.298 Major negative effects are expected against criteria 1a (GP surgeries), 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance of a GP surgery, as well as primary schools, secondary schools, and further and higher education facilities. Additionally, site SS0628 (Land to the north of Ipswich Road, Nedging-with-Naughton) is expected to have a major negative effect against criterion 3b (Settlement hierarchy) because it is not located within or adjacent to a settlement towards the top of the settlement hierarchy and therefore does not ensure easy access to jobs and services.

E.299 The site is also expected to have a major negative effect against criterion 6c (Odour) because it is located within the 400m Safeguard Area of a water recycling plant, which could have adverse effects on odour in the area.

E.300 A major negative effect is also expected against criterion 9a (Transport links) for the site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.301 Overall, this site performs more negatively than positively, as development is not likely to contribute towards maintaining and improving levels of health, education or skills in the population, ensure access to jobs or services within the District, or revitalise its town centres.

Raydon Parish

- **SS0877: Land north of Woodlands Road, Raydon (Residential – yield: 10 dwellings)**
- ***SS0880: Land east of The Street, Raydon (Residential – yield: 24 dwellings)***
- SS1060: Land west of Noaks Road, Raydon (Residential – yield: 6 dwellings)

Table E.34: Raydon Parish

SA Objective	Criteria	***SS0877: Land north of Woodlands Road, Raydon (Residential)***	***SS0880: Land east of The Street, Raydon (Residential)***	SS1060: Land west of Noaks Road, Raydon (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--
	1b Open space, sport and recreation	+	++	++
	1c Public Rights of Way (PRoW)	++?	++?	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--	--
	2b Secondary schools	--	--	--
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	-	-	-
	3c Centres of employment	+	-	-
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	0	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	0	0	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--
	7b Agricultural land classification	-	-	--
	7c Minerals	-	0	-

SA Objective	Criteria	SS0877: Land north of Woodlands Road, Raydon (Residential)	SS0880: Land east of The Street, Raydon (Residential)	SS1060: Land west of Noaks Road, Raydon (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	-
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	0	-?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	0	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-
	13b AONB	-	-	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	++
	16c Cycling	++	++	++

Major Positive

E.302 All of the sites are located within the desirable walking distance of at least one bus stop and cycle way, and therefore would encourage the use of more sustainable modes of transport and healthier lifestyles. As such, major positive effects are expected in relation to criteria 16b (Bus) and 16c (Cycling).

E.303 Major positive effects are also expected against criterion 4b (Barriers to housing and services) because all three sites fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.304 All three sites are likely to have a major positive effect in relation to criterion 1c (Public Rights of Way) because they are within desirable walking distance of a PRoW. However, all effects are recorded as uncertain against this criterion because development of each site could result in the loss or diversion of the PRoW.

E.305 Sites SS0880 (Land east of The Street, Raydon) and SS1060 (Land west of Noaks Road, Raydon) are expected to have major positive effects against criterion 1b (Open space, sport and recreation) because they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land. Therefore, it has the potential to encourage more physical activity.

Major Negative

E.306 All residential sites within the Raydon Parish are expected to have major negative effects against criteria 16a (Rail) and 15a (Town and district centres) because they are located beyond the preferred maximum walking distance of railway stations and town or district centres. Therefore, development is unlikely to encourage active travel and the uptake of more sustainable modes of transport and is unlikely to promote the revitalisation of town centres within the plan area.

E.307 All of the sites are also expected to have major negative effects against criteria 1a (GP surgeries), 2a (Primary schools), 2b (Secondary schools), and 2c (Further and higher education facilities) because they are all located beyond the preferred maximum walking distance from a GP surgery, a primary school, a secondary school, and a further or higher education facility.

E.308 In addition, all sites are expected to have major negative effects against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and therefore would not make efficient use of land. All the sites are also expected to have a major negative effect against criterion 6a (AQMAs) as they are located within 12.5km of an AQMA Additionally, site SS0877 (Land north of Woodlands Road, Raydon) falls within 100m of priority habitat. Therefore, a major negative effect is expected in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland). This effect is uncertain depending upon whether potential negative effects can be mitigated.

E.309 Site SS1060 (Land west of Noaks Road, Raydon) is expected to have a major negative effect against criterion 7b (Agricultural land classification) because a significant proportion of the site falls on Grade 2 agricultural land. This is considered some of the best and most versatile agricultural land.

Conclusions

E.310 Overall, all three residential sites are expected to perform relatively equally due to the number of major negative and major positive effects expected for the sites in relation to the SA objective criteria. Site SS0877 (Land north of Woodlands Road, Raydon) is likely to perform slightly better than sites SS0880 (Land east of The Street, Raydon) as the major negative effect expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) is uncertain as there may be potential for negative effects to be mitigated. However, sites SS0880 (Land east of The Street, Raydon) and SS1060 (Land west of Noaks Road, Raydon) are likely to perform slightly better as, unlike the site SS0877, they are expected to have major positive effects against criterion 1b (Open space, sport and recreation).

Shotley Parish

- **SS0208: Land south of The Street, Shotley (Residential – yield: 50 dwellings)**

Table E.35: Shotley Parish

SA Objective	Criteria	SS0208: Land south of The Street, Shotley (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	+
	3c Centres of employment	-
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	--
	7c Minerals	-

SA Objective	Criteria	SS0208: Land south of The Street, Shotley (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	+
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.311 The site SS0208 (Land south of The Street, Shotley) is expected to have major positive effects against criteria 1a (GP surgeries), 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because it is located within desirable walking distance of a GP surgery and a PRoW. Therefore, it is likely to provide easy access to primary healthcare facilities and potentially encourage walking. However, the effect against criterion 1c (Public Rights of Way) is expected to be uncertain as development could result in the loss or diversion of a PRoW. Major positive effects are also expected against criterion 2a (Primary schools) as the site is located within desirable walking distance of a primary. As such, development is likely to maintain and improve access to education.

E.312 The site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services). Furthermore, the site is expected to have a major positive effect against criterion 16b (Bus) as it is within desirable walking distance of at least one bus stop.

Major Negative

E.313 Site SS0208 (Land south of The Street, Shotley) is expected to have a major negative effect against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance to railway stations and cycle ways, in addition to town or district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. Major negative effects are also expected against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because the site is located beyond the preferred maximum walking distance to secondary schools and further and higher education facilities. The site is also likely to have a major negative effect against criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) because a significant proportion of the site falls on Grade 2 agricultural land. Therefore, it does not make efficient use of land or contribute towards the conservation of soil resources.

E.314 Site SS0208 (Land south of The Street, Shotley) is expected to have a major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity. . Lastly, the site is expected to have a major negative effect against criterion 6a (AQMAs) as it is located within 12.5km of an AQMA.

E.315 The site is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) as it contains a Grade II Listed Building (Rose Farmhouse), which would be directly impacted by development. In addition, non-designated assets are present within the site.

Conclusions

E.316 Overall, site SS0208 (Land south of The Street, Shotley) is likely to perform more negatively than positively as the number of major negative effects expected against the SA objective criteria outweigh the number of major positive effects.

Sproughton Parish

- **SS0191: Land north of the A1071, Sproughton (Residential – yield: 475 dwellings)**
- **SS0223: Land north of Burstall Lane and West of B1113, Sproughton (Residential – yield: 105 dwellings)**
- ***SS0299: Land at Poplar Lane, Sproughton (Residential – yield: 475 dwellings)***
- **SS0711: Land east of Loraine Way, Sproughton (Residential – yield: 50 dwellings)**
- **SS0721: Sproughton Enterprise Park / Former Sugar Beet Factory Site, Sproughton (Employment)**
- **SS0954: Land to the west of Hadleigh Road, Sproughton (Residential – yield: 25 dwellings)**
- **SS1024: Land north of the A1071, Sproughton (Residential – yield: 300 dwellings)**
- SS1177: Land north of Sproughton Road, Sproughton (Residential – yield: 1000 dwellings)
- SS1178: Land north of Sproughton Road, Sproughton (Employment)
- SS1185: Land to the south of Poplar Lane, Sproughton (Residential – yield: 150 dwellings)

Table E.36: Sproughton Parish

SA Objective	Criteria	SS0191: Land north of the A1071, Sproughton (Residential)	SS0223: Land north of Burstall Lane and West of B1113, Sproughton (Residential)	*SS0299: Land at Poplar Lane, Sproughton (Residential)*	SS0711: Land east of Loraine Way, Sproughton (Residential)	SS0721: Sproughton Enterprise Park / Former Sugar Beet Factory Site, Sproughton (Employment)	SS0954: Land to the west of Hadleigh Road, Sproughton (Residential)	SS1024: Land north of the A1071, Sproughton (Residential)	SS1177: Land north of Sproughton Road, Sproughton (Residential)	SS1178: Land north of Sproughton Road, Sproughton (Employment)	SS1185: Land to the south of Poplar Lane, Sproughton (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	+	--	+	--	N/A	-	-	--	N/A	+
	1b Open space, sport and recreation	++	+	+	++	N/A	+	++	++	N/A	++
	1c Public Rights of Way (PRoW)	++?	++	++?	++	N/A	++?	++?	++?	N/A	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	+	++	N/A	-	-	++	N/A	+
	2b Secondary schools	-	--	-	--	N/A	--	-	--	N/A	-
	2c Further and higher education facilities	++	--	++	--	N/A	+	+	--	N/A	++

SA Objective	Criteria	**SS0191: Land north of the A1071, Sproughton (Residential)**	**SS0223: Land north of Burstall Lane and West of B1113, Sproughton (Residential)**	***SS0299: Land at Poplar Lane, Sproughton (Residential)***	**SS0711: Land east of Loraine Way, Sproughton (Residential)**	**SS0721: Sproughton Enterprise Park / Former Sugar Beet Factory Site, Sproughton (Employment)**	**SS0954: Land to the west of Hadleigh Road, Sproughton (Residential)**	**SS1024: Land north of the A1071, Sproughton (Residential)**	SS1177: Land north of Sproughton Road, Sproughton (Residential)	SS1178: Land north of Sproughton Road, Sproughton (Employment)	SS1185: Land to the south of Poplar Lane, Sproughton (Residential)
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	0	0	0	0	0	0	0	0	0
	3b Settlement hierarchy	++	++	++	++	++	++	++	++	++	++
	3c Centres of employment	++	+	++	+	0	+	++	++	0	++
4. To meet the housing requirements of the whole community.	4a Housing provision	++	+	++	+	N/A	+	++	++	N/A	+
	4b Barriers to housing and services	++	++	++	++	N/A	++	++	++	N/A	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-	-	-	-	-	-
	5b Water Resource Zones	-	-	-	-	-	-	-	-	-	-
	5c WwTW Flow Capacity	-	-	0	-	-	0	-	-	-	0
	5d Foul Sewerage Network Capacity	-	-	-	-	-	-	-	-	0	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--	--	--	--	--
	6b Noise	--	0	--	0	0	--	--	--	0	--
	6c Odour	0	0	0	0	--	0	--	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	+/-	--	++	--	--	--	--	--
	7b Agricultural land classification	--	-	--	-	0	--	--	-	-	--
	7c Minerals	-	-	-	-	--	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0	0	0	0	0

SA Objective	Criteria	**SS0191: Land north of the A1071, Sproughton (Residential)**	**SS0223: Land north of Burstall Lane and West of B1113, Sproughton (Residential)**	***SS0299: Land at Poplar Lane, Sproughton (Residential)***	**SS0711: Land east of Loraine Way, Sproughton (Residential)**	**SS0721: Sproughton Enterprise Park / Former Sugar Beet Factory Site, Sproughton (Employment)**	**SS0954: Land to the west of Hadleigh Road, Sproughton (Residential)**	**SS1024: Land north of the A1071, Sproughton (Residential)**	SS1177: Land north of Sproughton Road, Sproughton (Residential)	SS1178: Land north of Sproughton Road, Sproughton (Employment)	SS1185: Land to the south of Poplar Lane, Sproughton (Residential)
9. To reduce contribution to climate change.	9a Transport links	++	+	++	+	++	+	++	+	+	++
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0	0	0	-?	0
	10b Surface water flooding	0	0	0	0	-	0	-	--	--	-
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	--?	0	--?	--?	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?	--?	--?	-?	--?	--?	--?	-?
	11c Geological sites	0	0	0	0	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?	--?	--?	-?	-?	--?	--?	--?	-?

SA Objective	Criteria	**SS0191: Land north of the A1071, Sproughton (Residential)**	**SS0223: Land north of Burstall Lane and West of B1113, Sproughton (Residential)**	***SS0299: Land at Poplar Lane, Sproughton (Residential)***	**SS0711: Land east of Loraine Way, Sproughton (Residential)**	**SS0721: Sproughton Enterprise Park / Former Sugar Beet Factory Site, Sproughton (Employment)**	**SS0954: Land to the west of Hadleigh Road, Sproughton (Residential)**	**SS1024: Land north of the A1071, Sproughton (Residential)**	SS1177: Land north of Sproughton Road, Sproughton (Residential)	SS1178: Land north of Sproughton Road, Sproughton (Employment)	SS1185: Land to the south of Poplar Lane, Sproughton (Residential)
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	0	-	0	-	-	--	--	+
	13b AONB	0	0	0	0	0	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	+	0	+	0	0	0	+	0
	14b Employment sites	0	0	+	0	++	0	0	0	++	--
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	-	--	--	--	--	--
	16b Bus	++	++	++	++	++	++	++	++	++	++
	16c Cycling	++	++	++	++	++	+	++	++	++	++

Major Positive

E.317 All of the sites within Sproughton Parish are expected to have major positive effects against criteria 16b (Bus) and, with the exception of SS0954 (Land to the west of Hadleigh Road, Sproughton), 16c (Cycling) because they are located within the desirable walking distance of at least one bus stop and at least one cycle way and would therefore encourage the use of more active and sustainable modes of transport. All of the sites are also expected to have a major positive effect against criterion 3b (Settlement hierarchy) because they are located within or adjacent to a settlement towards the top of the settlement hierarchy.

E.318 All of the residential sites within the Parish are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within desirable walking distance of at least one Public Right of Way and are therefore likely to maintain and improve the health and wellbeing of the overall population. However, several of these effects are uncertain as development could result in the loss or diversion of a Public Right of Way. In addition, these sites fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.319 All of the sites within the Parish are expected to have major negative effects against criteria 6a (AQMAs) and 15a (Town and district centres) because they are all located within 12.5km of an AQMA and beyond the preferred maximum walking distance to a town and/or district centre. Therefore, these sites would not improve air quality for the population or contribute towards the revitalisation of the Districts' centres.

E.320 With the exception of site SS0954 (Land to the west of Hadleigh Road, Sproughton) all sites within the parish are expected to have major negative but uncertain effects against criterion 11a (Internationally and nationally designated biodiversity assets). For the residential sites, this is because 25% or more of each site falls within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone) and/or within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity. For the employment sites, 25% or more of each site falls within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone).

E.321 In addition, all of the sites with the exception of SS0954 (Land to the west of Hadleigh Road, Sproughton) and SS1185 (Land to the south of Poplar Lane, Sproughton), are expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitat and ancient woodland). Sites SS0191 (Land north of the A1071, Sproughton) and SS1024 (Land north of the A1071, Sproughton) fall within 250m of Chantry Park County Wildlife Site and 100m of priority habitat, sites SS0223 (Land north of Burstall Lane and West of B1113, Sproughton) and SS0711 (Land east of Loraine Way, Sproughton) fall within 250m of Sproughton Churchyard County Wildlife Site and 100m of priority habitat, site SS0299 (Land at Poplar Lane, Sproughton) falls within 100m of priority habitat, site SS0721 (Sproughton Enterprise Park / Former Sugar Beet Factory Site, Sproughton) falls within 250m of Chantry Park and River Gipping County Wildlife Sites as well as 100m of priority habitat, while sites SS1177 (Land north of Sproughton Road, Sproughton) and SS1178 (Land north of Sproughton Road, Sproughton) fall within 250m of Hazel Wood and Sproughton Churchyard County Wildlife Sites and 100m of both priority habitat and ancient woodland. However, the effects are uncertain depending upon whether potential negative effects can be mitigated.

E.322 All sites with the exception of SS0721 (Sproughton Enterprise Park / Former Sugar Beet Factory Site, Sproughton) are expected to have a major negative effect against criterion 16a (Rail) because they are located beyond the preferred maximum walking distance to a railway station.

E.323 All the sites with the exception of SS0299 (Land at Poplar Lane, Sproughton) and SS0721 (Sproughton Enterprise Park / Former Sugar Beet Factory Site, Sproughton) are expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) because they comprise greenfield land and therefore do not make efficient use of land.

E.324 In addition, most sites (SS0191, SS0299, SS0711, SS1024, SS1177, SS1178) are expected to have major negative but uncertain effects against criterion 12a (Nationally and locally designated and non-designated heritage assets). Site SS0299 contains a Grade II Listed Building (Poplar Farm), which would experience direct impacts and changes to setting. Each of the sites also have designated assets in close proximity to the site boundaries which may be affected by development, notably due to changes in their setting. In addition, non-designated heritage assets are also present within sites SS0191, SS0299 and SS0711.

E.325 Most of the sites (SS0191, SS0299, SS0954, SS1024, SS1177 and SS1185) are expected to have a major negative effect against criterion 6b (Noise) because they experience noise pollution at night from roads and/or railway lines.

Conclusions

E.326 Site SS0191 (Land north of the A1071, Sproughton) performs the best out of all the residential sites, with the most major positive effects and the least major negative effects. The two employment sites perform very similarly to one another, with the same number of major positives and major negatives.

Stanstead Parish

- SS0503: Land north-east of Valley View, Stanstead (Residential – yield: 5 dwellings)
- **SS0512: Land east of Upper Street, Stanstead (Residential – yield: 8 dwellings)**

Table E.37: Stanstead Parish

SA Objective	Criteria	SS0503: Land north-east of Valley View, Stanstead (Residential)	**SS0512: Land east of Upper Street, Stanstead (Residential)**
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	+	--
	1c Public Rights of Way (PRoW)	++	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	--	--
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	0	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-	--
	7b Agricultural land classification	--	--
	7c Minerals	-	0

SA Objective	Criteria	SS0503: Land north-east of Valley View, Stanstead (Residential)	**SS0512: Land east of Upper Street, Stanstead (Residential)**
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	-
	16c Cycling	--	--

Major Positive

E.327 Sites SS0503 (Land north-east of Valley View, Stanstead (Residential – yield: 5 dwellings) and SS0512 (Land east of Upper Street, Stanstead) are expected to have major positive effects against criterion 1c (Public Rights of Way) as they are located within desirable walking distance from at least one PRoW. However, this effect against site SS0512 (Land east of Upper Street, Stanstead) is recorded as uncertain because its development could result in the loss or diversion of the PRoW.

E.328 Site SS0503 (Land north-east of Valley View, Stanstead) is expected to have major positive effects against criterion 16b (Bus) because it is located within desirable walking distance from at least one bus stop. As such, development is likely to encourage the use of more sustainable modes of transport.

Major Negative

E.329 Both sites are expected to have major negative effects against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because they are located beyond the preferred maximum walking distance to railway stations and cycle ways, in addition to strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. A major negative effect is also expected against criterion 3b (Settlement hierarchy) because neither site is located within or adjacent to a settlement towards the top of the settlement hierarchy. Major negative effects are expected against criteria 1a (GP surgeries), 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because both sites are located beyond the preferred maximum walking distance from a GP surgery, primary schools, secondary schools and further and higher education facilities.

E.330 The sites are likely to have a major negative effect against criterion 7b (Agricultural land classification) because they both fall on Grade 2 agricultural land, which is considered some of the best and versatile agricultural land. Both of the sites are also expected to have a major negative effect against criterion 6a (AQMAs) as they are located within 12.5km of an AQMA.

E.331 Site SS0512 (Land east of Upper Street, Stanstead) alone is expected to have a major negative effect against criteria 7a (Brownfield/greenfield land) and 11b (Locally designated biodiversity assets, priority habits and ancient woodland) as it is located on land categorised as greenfield land, and falls within 100m of a priority habitat. The effect against criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland) is recorded as uncertain depending upon whether potential negative effects can be mitigated. This site is also expected to have a major negative effect against criterion 1b (Open space, sport and recreation) because it is beyond the preferred maximum walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land.

E.332 In addition, site SS0512 (Land east of Upper Street, Stanstead) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) as although there are no designated assets within the site, there are a number of Grade II listed buildings within close proximity to the site boundary which would be sensitive to development. There are no non-designated assets present within the site.

E.333 Furthermore, major negative effects are expected against criterion 9a (Transport links) for both sites because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.334 Overall, both sites are expected to perform more negatively than positively. However, site SS0503 (Land north-east of Valley View, Stanstead) is likely to perform slightly better than site SS0512 (Land east of Upper Street, Stanstead) as it is expected to have less major negative effects, and two more major positive effects against the SA objective criteria, namely criteria 1c (Public Rights of Way) and16b (Bus).

Stoke-by-Nayland Parish

- **SS0465: Land north of B1068 and east of Sudbury Road, Stoke-by-Nayland (Residential – yield: 8 dwellings)**
- **SS0709: Land to the south-east of Butt Road, Stoke-by-Nayland (Residential – yield: 8 dwellings)**
- **SS1155: Land north of Goldenlond, Stoke-by-Nayland (Residential – yield: 10 dwellings)**

Table E.38: Stoke-by-Nayland Parish

SA Objective	Criteria	SS0465: Land north of B1068 and east of Sudbury Road, Stoke-by-Nayland (Residential)	SS0709: Land to the south-east of Butt Road, Stoke-by-Nayland (Residential)	SS1155: Land north of Goldenlond, Stoke-by-Nayland (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--
	1b Open space, sport and recreation	++	++	++
	1c Public Rights of Way (PRoW)	++	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++
	2b Secondary schools	--	--	--
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	-	-	-
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	+	+	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	0	-	0
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	0	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	0	0	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--
	7b Agricultural land classification	-	-	-

SA Objective	Criteria	SS0465: Land north of B1068 and east of Sudbury Road, Stoke-by-Nayland (Residential)	SS0709: Land to the south-east of Butt Road, Stoke-by-Nayland (Residential)	SS1155: Land north of Goldenlond, Stoke-by-Nayland (Residential)
	7c Minerals	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	-
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?	--?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	-	0
	13b AONB	--	--	--
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	++
	16c Cycling	--	--	--

Major Positive

E.335 All sites within this parish are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of open space, sport and/or recreation facility, in addition to at least one Public Right of Way. Major positive effects are also expected against criterion 2a (Primary schools) because the sites are located within desirable walking distance of a primary school. As such, development is likely to maintain and improve the health and education of the population overall.

E.336 Furthermore, the sites are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop.

Major Negative

E.337 All sites are expected to have major negative effects against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because they are located beyond the preferred maximum walking distance to railway stations and cycle ways, in addition to strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and the uptake of more sustainable modes of transport. Major negative effects are also expected against criteria 1a (GP surgeries), 2b (Secondary schools) and 2c (Further and higher education facilities) because the sites are located beyond the preferred maximum walking distance to a GP surgery, secondary schools and further and higher education facilities.

E.338 All three sites are expected to have a major negative effect against criterion 6a (AQMAs) because they are located within 12.5km of an AQMA. Development could therefore exacerbate existing air quality issues. Major negative effects are also expected against criterion 7a (Brownfield/greenfield land) because the sites are located on land that is categorised as greenfield land. Therefore, their development will not make efficient use of land. Site SS0465 () is also expected to have a major negative effect against criterion 13a (Landscape sensitivity) because it is assessed as having moderate-high landscape sensitivity. This is due to the location of the site within Stoke-by-Nayland Conservation Area and naturalistic character. Development of the site would enclose the historic green at the centre of the settlement and alter the historic settlement pattern (identified as a special quality of the Dedham Vale AONB).

E.339 Sites SS0465 (Land north of B1068 and east of Sudbury Road, Stoke-by-Nayland) and SS1155 (Land north of Goldenlond, Stoke-by-Nayland) are expected to have a major negative effect in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland) as they fall within 250m of RNR 201 County Wildlife Site. These effects are uncertain depending upon whether potential negative effects can be mitigated.

E.340 Sites SS0465 (Land north of B1068 and east of Sudbury Road, Stoke-by-Nayland) and SS0709 (Land to the south-east of Butt Road, Stoke-by-Nayland) are expected to have a major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because they are located within the Stoke-by-Nayland Conservation Area. Grade II Listed Buildings are located in close proximity to the sites, where there is potential for setting change. The sites do not contain any designated assets, and nearby designated assets are unlikely to be affected by development. In addition, the sites do not contain any non-designated heritage assets.

Conclusions

E.341 Overall, the sites perform similarly in relation to most criteria, and are all expected to have more major negative effects than major positive effects against the SA Objective criteria and are therefore likely to perform more negatively than positively. Site SS0465 (Land north of B1068 and east of Sudbury Road, Stoke-by-Nayland) is expected to perform the worst of the sites because it has the most major negative effects.

Stutton Parish

- ***SS0179: Land east of Church Road, Stutton (Residential - yield: 34 dwellings)***
- ***SS0696: Land north of Holbrook Road, Stutton (Residential - yield: 6 dwellings)***
- ***SS1125: Land north of Manningtree Road, Stutton (Residential - yield: 14 dwellings)***

Table E.39: Stutton Parish

SA Objective	Criteria	*SS0179: Land east of Church Road, Stutton (Residential)*	*SS0696: Land north of Holbrook Road, Stutton (Residential)*	*SS1125: Land north of Manningtree Road, Stutton (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	-	-	--
	1b Open space, sport and recreation	+	+	--
	1c Public Rights of Way (PRoW)	++	++	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	+
	2b Secondary schools	--	--	--
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	-	-	-
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	0	0
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	-	0	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	0	0	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--
	7b Agricultural land classification	--	--	-
	7c Minerals	-	-	-

SA Objective	Criteria	SS0179: Land east of Church Road, Stutton (Residential)	SS0696: Land north of Holbrook Road, Stutton (Residential)	SS1125: Land north of Manningtree Road, Stutton (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	--
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	--	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	-?	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?	-?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	0	-
	13b AONB	--	-	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	++
	16c Cycling	--	--	--

Major Positive

E.342 All sites within this Parish are expected to have major positive effects against criteria 1c (Public Rights of Way) and 16b (Bus) because they are all located within desirable walking distance of at least one Public Right of Way and at least one bus stop. However, the effect expected against criterion 1c (Public Rights of Way) for site SS1125 (Land north of Manningtree Road, Stutton) is recorded as uncertain because development could result in the loss or diversion of a Public Right of Way. In addition, all sites are expected to have a major positive effect against criterion 4b (Barriers to housing and services) because they fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.343 Sites SS0179 (Land east of Church Road, Stutton) and SS0696 (Land north of Holbrook Road, Stutton) are expected to have major positive effects against criterion 2a (Primary schools) because they are located within the desirable walking distance of a primary school, and are therefore likely to maintain and improve the levels of education within the overall population.

Major Negative

E.344 All of the sites within this Parish are expected to have major negative effects against criteria 2b (Secondary schools), 2c (Further and higher education facilities), 3c (Centres of employment) and 15a (Town/district centres) because they are located beyond the preferred maximum walking distance to a secondary school, a further or higher education facility, a strategic employment site/enterprise zone and a town or district centre. As such, these sites are unlikely to contribute towards improving the levels of education in the population and would not ensure access to jobs and services in the District. In addition, all of the sites are expected to have a major negative effect against criteria 6a (AQMAs), 16a (Rail) and 16c (Cycling) because they are all located within 12.5km of an AQMA and beyond the preferred maximum walking distance to a railway station and cycle way. As such, these sites are unlikely to improve levels of air pollution for the population or encourage the use of more active and sustainable modes of transport. Furthermore, all of the sites are expected to have major negative effects against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and would therefore be an inefficient use of land.

E.345 Sites SS0179 (Land east of Church Road, Stutton) and SS0696 (Land north of Holbrook Road, Stutton) are expected to have major negative effects against criterion 7b (Agricultural land classification) as 25% or more of both sites fall on Grade 2 agricultural land.

E.346 Site SS0179 (Land east of Church Road, Stutton) is expected to have major negative effects against criteria 13a (Landscape sensitivity) and 13b (AONB) because it is assessed as having moderate-high landscape sensitivity to residential development, and also falls within the Suffolk Coasts & Heaths AONB. Development of the site would result in the loss of the central green around which the historic part of Stutton is arranged. Sensitive features of the site include its location within the Dedham Vale AONB, the presence of some semi-natural features such as grassland and scrub and the undeveloped setting provided to existing settlement. Site SS0179 (Land east of Church Road, Stutton) is also expected to have major negative effects against criteria 10b (Surface water flooding) and 11b (Locally designated biodiversity assets, priority habits and ancient woodland) because it contains land with a 1 in 30 year risk of surface water flooding and is also located within 100m of priority habitat.

E.347 Site SS1125 (Land north of Manningtree Road, Stutton) is expected to have major negative effects against criteria 1a (GP surgeries) and 1b (Open space, sport recreation facilities, open country and registered common land) because it is located within or above the preferred maximum walking distance to a GP surgery, as well as an open space, sport and/or recreation facility. A major negative effect is also expected against criterion 9a (Transport links) for site SS1125 (Land north of Manningtree Road, Stutton) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.348 Overall, the sites within the Parish are likely to perform more negatively than positively. Site SS0696 (Land north of Holbrook Road, Stutton) is likely to perform more strongly than the other two sites because it is expected to have the least major negative effects, but it has the same number of major positive effects as site SS0179 (Land east of Church Road, Stutton).

Sudbury Parish

- SS0509: Land north of Newton Road, Sudbury (Residential - yield: 12 dwellings)
- SS0745: Elm Road/Chilton Lodge Road, Sudbury (Residential - yield: 5 dwellings)
- SS0750: Second Avenue (Garages), Sudbury (Residential - yield: 5 dwellings)
- SS0968: Highfield Mill, Sudbury (Residential - yield: 5 dwellings)
- SS1019: Land west of Ballingdon Hill and south of Sandy Lane, Sudbury (Residential – yield: 60 dwellings)

Table E.40: Sudbury Parish

SA Objective	Criteria	SS1019: Land west of Ballingdon Hill and south of Sandy Lane, Sudbury (Residential)	SS0509: Land north of Newton Road, Sudbury (Residential)	SS0745: Elm Road/Chilton Lodge Road, Sudbury (Residential)	SS0750: Second Avenue (Garages), Sudbury (Residential)	SS0968: Highfield Mill, Sudbury (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	-	+	+	-	--
	1b Open space, sport and recreation	++	++	++	++	++
	1c Public Rights of Way (PRoW)	++	++	++	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	++	+	-
	2b Secondary schools	--	-	-	+	-
	2c Further and higher education facilities	--	--	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	+	+	0
	3b Settlement hierarchy	++	++	++	++	++
	3c Centres of employment	-	++	++	++	+
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	+
	4b Barriers to housing and services	++	0	+	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-
	5b Water Resource Zones	-	-	-	0	-
	5c WwTW Flow Capacity	0	0	0	0	0
	5d Foul Sewerage Network Capacity	-	-	0	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--
	6b Noise	--	--	0	--	--
	6c Odour	0	0	0	0	0

SA Objective	Criteria	SS1019: Land west of Ballingdon Hill and south of Sandy Lane, Sudbury (Residential)	SS0509: Land north of Newton Road, Sudbury (Residential)	SS0745: Elm Road/Chilton Lodge Road, Sudbury (Residential)	SS0750: Second Avenue (Garages), Sudbury (Residential)	SS0968: Highfield Mill, Sudbury (Residential)
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	++	++	--
	7b Agricultural land classification	-	0	0	0	-
	7c Minerals	-	--	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	+	++	++	++	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0
	10b Surface water flooding	0	0	0	0	-
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?	0	--?
	11c Geological sites	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	0	0	0	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	0	0	0	-
	13b AONB	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0
	14b Employment sites	0	0	0	0	0

SA Objective	Criteria	SS1019: Land west of Ballingdon Hill and south of Sandy Lane, Sudbury (Residential)	SS0509: Land north of Newton Road, Sudbury (Residential)	SS0745: Elm Road/Chilton Lodge Road, Sudbury (Residential)	SS0750: Second Avenue (Garages), Sudbury (Residential)	SS0968: Highfield Mill, Sudbury (Residential)
15. To revitalise the District's town centres.	15a Town and district centres	--	-	+	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	++	-	--
	16b Bus	++	++	++	++	++
	16c Cycling	++	++	++	++	+

Major Positive

E.349 All sites within the Sudbury Parish are expected to have major positive effects against criteria 1b (Open space, sport recreation facilities, open country and registered common land), 1c (Public Rights of Way) and 16b (Bus) as they are all located within the desirable walking distance of an area of open space, sport and/or recreation facility, at least one Public Right of Way and at least one bus stop. Therefore, development is likely to improve and maintain the health and wellbeing in the population, as well as encourage the use of more sustainable modes of transport. In addition, all of the sites are expected to have major positive effects against criterion 3b (Settlement hierarchy) as they are located within or adjacent to a settlement located towards the top of the settlement hierarchy.

E.350 All sites with the exception of SS0968 (Highfield Mill, Sudbury) are expected to have a major positive effect against criterion 16c (Cycling) because they are located within the desirable walking distance of at least one cycle way and would therefore encourage the use of more active and sustainable modes of transport. These sites with the exception of SS0968 (Highfield Mill, Sudbury) and SS1019 (Land west of Ballingdon Hill and south of Sandy Lane, Sudbury) are also expected to have a major positive effect against criterion 3c (Centres of employment) because they are within desirable walking distance of a strategic employment site/enterprise zone. The same sites are also expected to have a major positive effect against criterion 9a (Transport links) because they perform strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c

E.351 Sites SS1019 (Land west of Ballingdon Hill and south of Sandy Lane, Sudbury), SS0750 (Second Avenue (Garages), Sudbury) and SS0968 (Highfield Road, Sudbury) are expected to have major positive effects against criteria 4b (Barriers to housing and services) as they fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.352 Sites SS0745 (Elm Road/Chilton Lodge Road, Sudbury) and SS0750 (Second Avenue (Garages), Sudbury) are expected to have major positive effects against criterion 7a (Brownfield/greenfield land) as they are categorised as brownfield and would therefore be an efficient use of land in the plan area.

E.353 Furthermore, site SS0745 (Elm Road/Chilton Lodge Road, Sudbury) is expected to have a major positive effect against criterion 16a (Rail) as it is located within the desirable walking distance from at least one railway station and would therefore encourage the use of more sustainable modes of transport. It is also expected to have a major positive effect in relation to criterion 2a (Primary schools) as it is located within desirable walking distance of a primary school.

Major Negative

E.354 All sites within the Parish are expected to have major negative effects against criteria 2c (Secondary schools) and 6a (AQMAs) as they are all located beyond the preferred maximum walking distance of a secondary school and are within 12.5km

of an AQMA. As such, these sites are unlikely to improve or maintain the levels of education in the District or improve air quality for the population.

E.355 All sites with the exception of SS0745 (Elm Road/Chilton Lodge Road, Sudbury) are expected to have major negative effects against criterion 6b (Noise) as they are located within close proximity to a railway line or road. Therefore, development is unlikely to reduce noise pollution in the plan area.

E.356 All sites with the exception of SS0750 (Second Avenue (Garages), Sudbury) are expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as they contain or fall within 250m of a Local Nature Reserve or County Wildlife Site, or 100m of priority habitat or ancient woodland. However, these effects are uncertain depending on the potential for mitigation.

E.357 Sites SS1019 (Land west of Ballingdon Hill and south of Sandy Lane, Sudbury), SS0750 (Second Avenue (Garages), Sudbury) and SS0968 (Highfield Mill, Sudbury) are expected to have major negative effects against criterion 15a (Town and district centres) because they are located beyond the preferred maximum walking distance of a town or district centre, and therefore are unlikely to contribute towards the revitalisation of the District's centres.

E.358 Sites SS1019 (Land west of Ballingdon Hill and south of Sandy Lane, Sudbury), SS0509 (Land north of Newton Road, Sudbury) and SS0968 (Highfield Mill, Sudbury) are all expected to have major negative effects against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and will therefore not make efficient us of land.

E.359 Site SS0968 (Highfield Mill, Sudbury) is expected to have a major negative effect against criteria 1a (GP surgeries) and 16a (Rail) because it is located beyond the preferred maximum walking distance to a GP surgery and railway station. The site is also expected to have a major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because it has both a Grade II and locally listed building within close proximity to the site boundary, and development could affect the settings of these listed buildings. The site does not have designated assets within it but does include non-designated assets.

E.360 Site SS0509 (Land north of Newton Road, Sudbury) is expected to have a major negative effect against criterion 7c (Minerals) as it is located within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction.

E.361 Site SS1019 (Land west of Ballingdon Hill and south of Sandy Lane, Sudbury) is expected to have a major negative effect against criterion 2b (Secondary schools) because it is located beyond the preferred maximum walking distance to a secondary school.

Conclusions

E.362 Site SS0745 (Elm Road/Chilton Lodge Road, Sudbury) is expected to have ten major positive effects and three major negative effects against the SA objective criteria and is therefore likely to perform better than the other residential sites within the Sudbury Parish. Site SS0968 (Highfield Mill, Sudbury) is expected to perform the worst with only five major positive effects and nine major negative effects.

Tattingstone Parish

- ***SS0392: Land west of A137, The Heath, Tattingstone (Residential - yield: 5 dwellings)***

Table E.41: Tattingstone Parish

SA Objective	Criteria	*SS0392: Land west of A137, The Heath, Tattingstone (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	-
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	--
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	--

SA Objective	Criteria	*SS0392: Land west of A137, The Heath, Tattingstone (Residential)*
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	+
	16c Cycling	--

Major Positive

E.363 Site SS0392 (Land west of A137, The Heath, Tattingstone) is expected to have a major positive effect against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way and is therefore likely to encourage healthier and more active lifestyles. In addition, the site is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.364 Site SS0392 (Land west of A137, The Heath, Tattingstone) is expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance to secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres. A major negative effect is also expected against criterion 1a (GP surgeries) because the site is located beyond the preferred maximum walking distance to a GP surgery.

E.365 A major negative effect is expected in relation to criterion 3b (Settlement hierarchy) because the site is located within or adjacent to a settlement towards the bottom of the settlement hierarchy. Major negative effects are also expected against criteria 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance to a railway station and cycle way.

E.366 In addition, major negative effects are expected against criteria 7a (Brownfield/greenfield land) and 7c (Minerals) because the site is classified as greenfield land and its development would not be an efficient use of land. It is also located within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction.

E.367 The site is also expected to have major negative effects in relation to criteria 6a (AQMAs) and 6b (Noise) because it is located within close proximity to the A137 road and is also within 12.5km of an AQMA and development may exacerbate existing air quality issues in nearby AQMAs.

E.368 A major negative effect is also expected against criterion 9a (Transport links) because the site performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.369 Overall, the site performs well in relation to access to Public Rights of Way and barriers to housing and services. The site does not perform as well in relation to access to GP surgeries, education facilities, the settlement hierarchy, centres of employment sites, town centres, railway stations, cycle ways and transport links. The site also performs poorly in relation to land use efficiency, biodiversity, AQMAs, noise and minerals.

Wenham Magna Parish

- **SS0507: Council Depot, Wenham Magna (Residential - yield: 6 dwellings)**

Table E.42: Wenham Magna Parish

SA Objective	Criteria	SS0507: Council Depot, Wenham Magna (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	-
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	-
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++
	7b Agricultural land classification	--
	7c Minerals	-

SA Objective	Criteria	SS0507: Council Depot, Wenham Magna (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.370 Site SS0507 (Council Depot, Wenham Magna) is expected to have a major positive effect against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way and is therefore likely to encourage healthier and more active lifestyles. In addition, the site is expected to have a major positive effect against criterion 16b (Bus) because it is within a desirable walking distance of at least one bus stop and is therefore likely to encourage use of more sustainable modes of transport.

E.371 Furthermore, the site is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.372 The site is also expected to have a major positive effect against criterion 7a (Brownfield/greenfield land) because it is classified as brownfield land and therefore makes efficient use of previously developed land.

Major Negative

E.373 Site SS0507 (Council Depot, Wenham Magna) is expected to have major negative effects against criteria 2a (Primary schools) 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance to primary and secondary schools, in addition to further and higher education facilities. A major negative effect is also expected against criteria 3b (Settlement hierarchy),15a (Town and district centres) and 1a (GP surgeries) because the site is located within or adjacent to a settlement towards the bottom of the settlement hierarchy and is beyond the preferred maximum walking distance to town and district centres, as well as a GP surgery.

E.374 A major negative effect is also expected against criteria 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance to a railway station and cycle way. In addition, a major negative effect is expected against criterion 7b (Agricultural land classification) because the site contains Grade 2 agricultural land, and development would not be an efficient use of land. The site is also expected to have major negative effects in relation to criterion 6a (AQMAs) because it is located within 12.5km of an AQMA and development may exacerbate existing air quality issues within the AQMA.

E.375 The site is also expected to have a major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because although it does not contain designated assets, there are several Grade II* listed buildings within close proximity to the site, which would also be affected by development. The site also contains non-designated assets.

E.376 A major negative effect is expected against criterion 9a (Transport links) because the site performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.377 The site performs well in relation to access to access to Public Rights of Way and bus stops. It also performs well in relation to brownfield land and barriers to housing and services. However, the site does not perform as well in relation to access to GP surgeries, educational facilities, town/district centres, railway stations, cycle ways and transport links. In addition, the site performs poorly in relation to AQMAs, agricultural land classification and nationally and locally designated and non-designated heritage assets.

Wherstead Parish

- ***SS1020: Land west of Bourne Hill, Wherstead (Residential - yield: 75 dwellings)***
- SS1027: Land north of The Street, Wherstead (Employment)
- SS1168: Land west of the A137, Wherstead (Employment)
- SS1273: Park Farm Barns and land west of Vicarage Land, Wherstead (Employment)

Table E.43: Wherstead Parish

SA Objective	Criteria	***SS1020: Land west of Bourne Hill, Wherstead (Residential)***	SS1027: Land north of The Street, Wherstead (Employment)	SS1168: Land west of the A137, Wherstead (Employment)	SS1273: Park Farm Barns and land west of Vicarage Land, Wherstead (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	+	N/A	N/A	N/A
	1b Open space, sport and recreation	++	N/A	N/A	N/A
	1c Public Rights of Way (PRoW)	++?	N/A	N/A	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	N/A	N/A	N/A
	2b Secondary schools	-	N/A	N/A	N/A
	2c Further and higher education facilities	--	N/A	N/A	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0
	3b Settlement hierarchy	++	++	++	++
	3c Centres of employment	++	0	0	0
4. To meet the housing requirements of the whole community.	4a Housing provision	+	N/A	N/A	N/A
	4b Barriers to housing and services	++	N/A	N/A	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-
	5b Water Resource Zones	-	-	-	-
	5c WwTW Flow Capacity	0	0	0	0
	5d Foul Sewerage Network Capacity	-	0	0	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--
	6b Noise	--	0	0	0
	6c Odour	0	0	0	0

SA Objective	Criteria	***SS1020: Land west of Bourne Hill, Wherstead (Residential)***	SS1027: Land north of The Street, Wherstead (Employment)	SS1168: Land west of the A137, Wherstead (Employment)	SS1273: Park Farm Barns and land west of Vicarage Land, Wherstead (Employment)
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	+/-	--	--
	7b Agricultural land classification	-	--	-	--
	7c Minerals	--	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	++	+	+	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0
	10b Surface water flooding	-	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?	--?
	11c Geological sites	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	--?	-?	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-
	13b AONB	-	-	-	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	+	+	+
	14b Employment sites	0	+	++	++
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--

SA Objective	Criteria	***SS1020: Land west of Bourne Hill, Wherstead (Residential)***	SS1027: Land north of The Street, Wherstead (Employment)	SS1168: Land west of the A137, Wherstead (Employment)	SS1273: Park Farm Barns and land west of Vicarage Land, Wherstead (Employment)
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	--	--	--
	16b Bus	++	++	++	++
	16c Cycling	++	++	++	++

Major Positive

E.378 All sites within Wherstead Parish are expected to have major positive effects against criteria 3b (Settlement hierarchy), 16b (Bus) and 16c (Cycling) because they are all located within or adjacent to a settlement located towards the top of the settlement hierarchy and are all located within desirable walking distance of at least one bus stop and at least one cycle way.

E.379 Residential site SS1020 (Land west of Bourne Hill, Wherstead) is expected to have major positive effects against criteria 1b (Open space, sport recreation facilities, open country and registered common land), 1c (Public Rights of Way) and 3c (Centres of employment) because it is located within desirable walking distance of an open space, sport and/or recreation facility, at least one Public Right of Way and a strategic employment site/enterprise zone. Therefore, development of the site is likely to improve and maintain the levels of health and wellbeing within the overall population, as well as ensure access to jobs in the District. However, the effect expected against criterion 1c (Public Rights of Way) is uncertain as development could result in the loss or diversion of a Public Right of Way. The residential site is also expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. In addition, a major positive effect is expected against criterion 9a (Transport links) because the site performs strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.380 Employment sites SS1168 (Land west of the A137, Wherstead) and SS1273 (Park Farm Barns and land west of Vicarage Land, Wherstead) are expected to have major positive effects against criterion 14b (Employment sites) because they are more than 5ha in size, and would therefore contribute towards achieving sustainable levels of economic growth and prosperity within the plan area.

Major Negative

E.381 All sites within the parish are expected to have major negative effects against criteria 6a (AQMAs) and 15a (Town and district centres) because they are located within 12.5km of an AQMA and beyond the preferred maximum walking distance to a town or district centre. Therefore, these sites are unlikely to improve air quality within the Plan area or contribute towards the revitalisation of the District's town centres.

E.382 In addition, all of these the are expected to have major negative effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland). For example, 25% or more of residential site SS1020 (Land west of Bourne Hill, Wherstead) falls within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone) and/or within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity, whilst also falling within 250m of Bourne Bridge Grassland County Wildlife Site. 25% or more of the three employment sites (SS1027, SS1168 and SS1273) fall within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size, in addition to falling within 100m of a priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.383 All sites with the exception of SS1027 (Land north of The Street, Wherstead) are expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) because they comprise greenfield land and therefore do not make efficient use of land. All of the sites with the exception of SS1020 (Land west of Bourne Hill, Wherstead) are also expected to have a major negative effect against criterion 16a (Rail) because they are beyond the preferred maximum walking distance to a railway station.

E.384 Employment sites SS1027 (Land north of The Street, Wherstead) and SS1273 (Park Farm Barns and land west of Vicarage Land, Wherstead) are expected to have a major negative effect against criterion 7b (Agricultural land classification) because a significant proportion of their land is located on Grade 1 or 2 agricultural land, which is considered some of the best and most versatile agricultural land. Therefore, development of these sites would be an inefficient use of the District's soil resources. These two sites are also expected to have a major negative effect on criterion 12a (Nationally and locally designated and non-designated heritage assets) because although none of them contain designated assets, there are several designated assets within close proximity to the site boundaries, and development could affect the settings of these listed buildings. Non-designated assets are present within both sites.

E.385 Residential site SS1020 (Land west of Bourne Hill, Wherstead) is expected to have a major negative effect against criterion 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance to further and higher education facility. Major negative effects are also expected against criteria 6b (Noise) and 7c (Minerals) because the site is located within close proximity to a railway and the A137 transport corridor. It is also within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction.

Conclusions

E.386 Residential site SS1020 (Land west of Bourne Hill, Wherstead) is likely to perform more negatively than positively, as it is expected to have more major negative effects than major positive effects. Of the employment sites within this Parish, site SS1168 (Land west of the A137, Wherstead) is likely to perform slightly better than sites SS1027 (Land north of The Street, Wherstead) and SS1273 (Park Farm Barns and land west of Vicarage Land, Wherstead) because it is expected to have the most major positive effects with the least major negative effects.

Woolverstone Parish

- **SS0203: Land south of Main Road, Woolverstone (Residential – yield: 5 dwellings)**
- **SS0255: Land north of Glebe Lane and west of Main Road, Woolverstone (Residential – yield: 5 dwellings)**

Table E.44: Woolverstone Parish

SA Objective	Criteria	SS0203: Land south of Main Road, Woolverstone (Residential)	SS0255: Land north of Glebe Lane and west of Main Road, Woolverstone (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	--	--
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	+	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	0
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	--	--
	7c Minerals	-	-

SA Objective	Criteria	SS0203: Land south of Main Road, Woolverstone (Residential)	SS0255: Land north of Glebe Lane and west of Main Road, Woolverstone (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	-	-
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.387 Major positive effects are expected against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) because all three sites are located within desirable walking distance of GP surgery and open space, sport and/or recreation facilities, in addition to open country and/or registered common land. Therefore, people have good access to primary healthcare facilities and may be more encouraged to exercise. Major positive effects are also expected against criterion 16b (Bus) because both sites are located within desirable walking distance of at least one bust stop and are therefore likely to encourage use of more sustainable modes of transport.

Major Negative

E.388 Major negative effects are expected against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because both sites are located within or above the preferred maximum walking distance of primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against 1a (GP surgeries), 3b (Settlement hierarchy) and 3c (Centres of employment) because neither site is within or adjacent to a settlement towards the top of the settlement hierarchy, where more services and facilities are available, including GP surgeries. They are also located within or above the preferred maximum walking distance of a strategic employment site/enterprise zone. Major negative effects are also expected against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres) because they are located within the preferred maximum walking distance of a railway station and cycle way, in addition to town and district centres. Therefore, they are unlikely to promote use of sustainable modes of transport and may not encourage people to visit both districts' town/district centres

E.389 The sites are both expected to have major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity.

E.390 Major negative effects are also expected against criterion 6a (AQMAs) because both sites are likely to generate traffic that passes through an AQMA and may therefore exacerbate air quality issues within the AQMA. Major negative effects are also likely against criteria 7a (Brownfield/greenfield land) and 7b (Agricultura land classification) because they are categorised as greenfield land and contain a significant proportion of Grade 1 or 2 agricultural land.

E.391 Both sites are expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets), as they are both partially within the Woolverstone Conservation Area, and therefore sensitive to development. Neither of the sites contain designated assets, however there are several designated assets within close proximity to the site's boundaries, and development could affect the settings of these Grade II listed buildings. Non-designated assets are present within both sites.

E.392 In addition, major negative effects are expected against criterion 9a (Transport links) for both sites because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.393 Overall, both sites perform the same as one another and are expected to have the same effects against each criterion.

Appendix E-2

Mid Suffolk District Parishes

Ashbocking Parish

- **SS0796: Land to the west of B1077, Ashbocking (Residential – yield: 15 dwellings)**

Table E.45: Ashbocking Parish

SA Objective	Criteria	SS0796: Land to the west of B1077, Ashbocking (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	--
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	-
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	0

SA Objective	Criteria	SS0796: Land to the west of B1077, Ashbocking (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	-
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.394 Site SS0796 (Land to the west of B1077, Ashbocking) is expected to have a major positive effect against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way. In addition, the site is expected to have a major positive effect against criterion 16b (Bus) because it is within a desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.395 A major positive effect is also expected against criterion 4b (Barriers to housing and services) because the site is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.396 Site SS0796 (Land to the west of B1077, Ashbocking) is expected to have major negative effects against criteria 2a (Primary schools) and 2b (Secondary schools) because it falls beyond the preferred maximum walking distance of primary and secondary schools. Major negative effects are also expected against criteria 3b (Settlement hierarchy), 3c (Centres of employment) and 15a (Town and district centres) because the site is not located within or adjacent to a settlement towards the top of the settlement hierarchy and is beyond the preferred maximum walking distance to strategic employment sites/enterprise zone, in addition to town and district centres. A major negative effect is also identified against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) as the site is beyond the preferred maximum walking distance to a GP surgery and an open space, sport and/or recreation facility, in addition to open country and/or registered common land.

E.397 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance to a railway station and cycle way. Furthermore, major negative effects are expected against criterion 6a (AQMAs) as site is located within 12.5km of an AQMA and its development may exacerbate air quality issues within the AQMA. Furthermore, the site is expected to have major negative effects in relation to criterion 7a (Brownfield/greenfield land) because it is classified as greenfield land, which is not an efficient use of land.

E.398 Major negative effects are also expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the site is located within 100m of a priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.399 A major negative effect is also expected against criterion 9a (Transport links) because the site performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.400 Overall, the site performs well against criteria 1c (Public Rights of Way), 4b (Barriers to housing and services) and 16b (Bus). However, the site does not perform as well in relation to access to GP surgeries, open space, educational facilities, centres of employment, town and district centres and access to sustainable transport modes including rail and cycling and therefore, also performs poorly in relation to transport links. Furthermore, the site does not perform well in relation to brownfield/greenfield land, AQMAs and biodiversity.

Bacton Parish

- ***SS0088: Former Bacton Middle School, Bacton (Residential – yield: 50 dwellings)***
- ***SS0099: Land north-east or Turkey hall Lane, Bacton (Residential – yield: 51 dwellings)***
- ***SS0266: Land north of Church Road and east of Wyverstone Road, Bacton (Residential – yield: 81 dwellings)***
- ***SS0518: Land South of Pretyman Avenue, Bacton (Residential – yield: 85 dwellings)***
- SS0859: Land south of Church Road, Bacton (Residential – yield: 50 dwellings)

Table E.46: Bacton Parish

SA Objective	Criteria	*SS0088: Former Bacton Middle School, Bacton (Residential)*	*SS0099: Land north-east or Turkey hall Lane, Bacton (Residential)*	*SS0266: Land north of Church Road and east of Wyverstone Road, Bacton (Residential)*	*SS0518: Land South of Pretyman Avenue, Bacton (Residential)*	SS0859: Land south of Church Road, Bacton (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++	+	++	+	++
	1b Open space, sport and recreation	+	++	+	++	++
	1c Public Rights of Way (PRoW)	++	+	++	++?	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	++	++	++
	2b Secondary schools	--	--	--	--	--
	2c Further and higher education facilities	--	--	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0
	3b Settlement hierarchy	+	+	+	+	+
	3c Centres of employment	--	--	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	+
	4b Barriers to housing and services	++	+	++	+	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-
	5b Water Resource Zones	0	0	-	0	0
	5c WwTW Flow Capacity	-	-	-	-	-
	5d Foul Sewerage Network Capacity	-	-	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	-
	6b Noise	0	0	0	0	0
	6c Odour	0	--	0	0	0

SA Objective	Criteria	***SS0088: Former Bacton Middle School, Bacton (Residential)***	***SS0099: Land north-east or Turkey hall Lane, Bacton (Residential)***	***SS0266: Land north of Church Road and east of Wyverstone Road, Bacton (Residential)***	***SS0518: Land South of Pretyman Avenue, Bacton (Residential)***	SS0859: Land south of Church Road, Bacton (Residential)
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-	--	--	--	--
	7b Agricultural land classification	-	-	-	-	-
	7c Minerals	0	0	0	0	0
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0
	10b Surface water flooding	0	--	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	-?	0	-?	-?
	11c Geological sites	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	--?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	+	-	+	-	-
	13b AONB	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0
	14b Employment sites	0	0	0	0	0

SA Objective	Criteria	***SS0088: Former Bacton Middle School, Bacton (Residential)***	***SS0099: Land north-east or Turkey hall Lane, Bacton (Residential)***	***SS0266: Land north of Church Road and east of Wyverstone Road, Bacton (Residential)***	***SS0518: Land South of Pretyman Avenue, Bacton (Residential)***	SS0859: Land south of Church Road, Bacton (Residential)
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--
	16b Bus	++	+	++	+	++
	16c Cycling	--	--	--	--	--

Major Positive

E.401 Sites SS0088 (Former Bacton Middle School, Bacton), SS0266 (Land north of Church Road and east of Wyverstone Road, Bacton), and SS0859 (Land south of Church Road, Bacton) are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.402 Sites SS0099 (Land north-east or Turkey hall Lane, Bacton), SS0518 (Land South of Pretyman Avenue, Bacton) and SS0859 (Land south of Church Road, Bacton) are expected to have major positive effects in relation to criterion 1b (Open space, sport and recreation) because they are located within a desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles. Likewise, major positive effects are expected for site SS0088 (Former Bacton Middle School, Bacton), SS0266 (Land north of Church Road and east of Wyverstone Road, Bacton), SS0518 (Land South of Pretyman Avenue, Bacton) and SS0859 (Land south of Church Road, Bacton) in relation to criterion 1c (Public Rights of Way) as they are each located within desirable walking distance of a Public Right of Way. The effect for site SS0518 (Land South of Pretyman Avenue, Bacton) is recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW. Sites SS0088 (Former Bacton Middle School, Bacton), SS0266 (Land north of Church Road and east of Wyverstone Road, Bacton) and SS0859 (Land south of Church Road, Bacton) are also expected to have a major positive effect criterion 1a (GP surgeries) because they are located within desirable walking distance of a GP surgery.

E.403 With the exception of sites SS0088 (Former Bacton Middle School, Bacton) and SS0099 (Land north-east or Turkey hall Lane, Bacton), all the sites are expected to have major positive effects in relation to criterion 2a (Primary schools) as they fall within desirable walking distance of a primary school. Furthermore, sites SS0088 (Former Bacton Middle School, Bacton) and SS0266 (Land north of Church Road and east of Wyverstone Road, Bacton) are expected to have major positive effects in relation to criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.404 All sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall above the preferred maximum walking distance of secondary schools, and further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are not located near larger settlements where town/district centres are present. They are also located beyond preferred maximum walking distance of strategic employment sites/enterprise zones.

E.405 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because all the sites are located beyond the preferred maximum walking distance from a railway station and cycle way. Likewise, major negative effects are also identified for all sites against criterion 1a (GP surgeries) because they are all over the preferred maximum walking distance to a GP surgery.

E.406 With the exception of site SS0088 (Former Bacton Middle School, Bacton), all sites are expected to have major negative effects against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield and therefore do not make efficient use of land.

E.407 Site SS0099 (Land north-east or Turkey hall Lane, Bacton) is expected to have major negative effects in relation to criterion 6c (Odour) as this site is located within the 400m Safeguard Area of a water recycling centre. The site is also expected to have major negative effects in relation to 10b (Surface water flooding) as it contains land with a 1 in 30 year risk of surface water flooding.

E.408 In addition, site SS0266 (Land north of Church Road and east of Wyverstone Road, Bacton) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because a Grade II Listed Building is located to the east, which is sensitive to potential setting change.

Conclusions

E.409 Sites SS0266 (Land north of Church Road and east of Wyverstone Road, Bacton) and SS0859 (Land south of Church Road, Bacton) perform more strongly than the other sites in terms of major positive effects. Site SS0099 (Land north-east or Turkey hall Lane, Bacton) performs the worst out of all sites, mainly due to the fact it is located within the 400m Safeguarded Area of a water recycling centre and because it contains land with a 1 in 30 year risk of surface water flooding.

Badwell Ash Parish

- ***SS0020: Land south of The Broadway, Badwell Ash (Residential – yield: 13 dwellings)***
- ***SS0037: Land west of The Street, Badwell Ash (Residential – yield: 21 dwellings)***
- ***SS0078: Land south-east of Hunston Road, Badwell Ash (Residential – yield: 52 dwellings)***
- **SS0558: Land to the south of Long Thurlow Road, Long Thurlow (Residential – yield: 10 dwellings)**
- SS0809: Land north of Long Thurlow Road, Long Thurlow (Residential – yield: 10 dwellings)
- **SS0814: Land north of Long Thurlow Road, Badwell Ash (Residential – yield: 5 dwellings)**
- ***SS1292: Land north Of The Broadway, Badwell Ash (Residential – yield: 33 dwellings)***

Table E.47: Badwell Ash Parish

SA Objective	Criteria	***SS0020: Land south of The Broadway, Badwell Ash (Residential)***	***SS0037: Land west of The Street, Badwell Ash (Residential)***	***SS0078: Land south-east of Hunston Road, Badwell Ash (Residential)***	**SS0558: Land to the south of Long Thurlow Road, Long Thurlow (Residential)**	SS0809: Land north of Long Thurlow Road, Long Thurlow (Residential)	**SS0814: Land north of Long Thurlow Road, Badwell Ash (Residential)**	***SS1292: Land north Of The Broadway, Badwell Ash (Residential)***
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--	--	--	--	--
	1b Open space, sport and recreation	+	+	++	--	-	-	+
	1c Public Rights of Way (PRoW)	++	++	++?	++	++	++	+
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--	--	--	--	--	+
	2b Secondary schools	--	--	--	--	--	--	--
	2c Further and higher education facilities	--	--	--	--	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0	0	0
	3b Settlement hierarchy	-	-	-	--	--	--	-
	3c Centres of employment	--	--	--	--	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	+	+	+
	4b Barriers to housing and services	++	++	++	++	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	0	0	0	0	0	0
	5b Water Resource Zones	-	-	-	-	-	-	-
	5c WwTW Flow Capacity	0	0	0	0	0	0	0
	5d Foul Sewerage Network Capacity	-	-	-	0	0	0	-

SA Objective	Criteria	***SS0020: Land south of The Broadway, Badwell Ash (Residential)***	***SS0037: Land west of The Street, Badwell Ash (Residential)***	***SS0078: Land south-east of Hunston Road, Badwell Ash (Residential)***	**SS0558: Land to the south of Long Thurlow Road, Long Thurlow (Residential)**	SS0809: Land north of Long Thurlow Road, Long Thurlow (Residential)	**SS0814: Land north of Long Thurlow Road, Badwell Ash (Residential)**	***SS1292: Land north Of The Broadway, Badwell Ash (Residential)***
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--	--
	6b Noise	0	0	0	0	0	0	0
	6c Odour	0	0	0	0	0	0	--
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	--	++	--
	7b Agricultural land classification	-	-	--	-	-	-	-
	7c Minerals	-	-	-	0	0	0	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--	--	--	--	--	--
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0	0
	10b Surface water flooding	0	--	--	0	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?	-?	0	-?	--?
	11c Geological sites	0	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	-?	-?	-?

SA Objective	Criteria	SS0020: Land south of The Broadway, Badwell Ash (Residential)	SS0037: Land west of The Street, Badwell Ash (Residential)	SS0078: Land south-east of Hunston Road, Badwell Ash (Residential)	SS0558: Land to the south of Long Thurlow Road, Long Thurlow (Residential)	SS0809: Land north of Long Thurlow Road, Long Thurlow (Residential)	SS0814: Land north of Long Thurlow Road, Badwell Ash (Residential)	SS1292: Land north Of The Broadway, Badwell Ash (Residential)
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	-	-	-	-	-	-
	13b AONB	0	0	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0	0	0
	14b Employment sites	0	0	0	0	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--	--	--
	16b Bus	+	++	++	++	++	++	+
	16c Cycling	--	--	--	--	--	--	--

Major Positive

E.410 All sites are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are all located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.411 All of the sites, with the exception of SS1292 (Land north Of The Broadway, Badwell Ash) are expected to have major positive effects in relation to criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way. However, the effect against site SS0078 (Land south-east of Hunston Road, Badwell Ash) is recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW. In addition, site SS0078 (Land south-east of Hunston Road, Badwell Ash) is expected to have major positive effects in relation to criterion 1b (Open space, sport and recreation) because it is within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land.

E.412 All of the sites, with the exception of site SS0020 (Land south of The Broadway, Badwell Ash) and SS1292 (Land north Of The Broadway, Badwell Ash) are expected to have major positive effects in relation to criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.413 One site, SS0814 (Land north of Long Thurlow Road, Badwell Ash) is expected to have a major positive effect in relation to criterion 7a (Brownfield/greenfield land) as it is categorised as brownfield land and therefore makes efficient use of land.

Major Negative

E.414 All sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA. Furthermore, major negative effects are

expected against criteria 3c (Centres of employment) and 15a (Town and district centres) for all of the sites because none of them are located near larger settlements where town/district centres are present or near a strategic employment site/enterprise zone. Additionally, major negative effects are expected for all sites against criteria 16a (Rail) and 16c (Cycling) because each of the sites are located beyond the preferred maximum walking distance for a railway station and cycle way, which may discourage sustainable transport.

E.415 All sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because none fall within the preferred maximum walking distance of secondary schools, or further and higher education facilities. They are also all expected to have a major negative effect against criterion 9a (Transport links) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c. Sites SS0020 (Land south of The Broadway, Badwell Ash), SS0037 (Land west of The Street, Badwell Ash), SS0809 (Land north of Long Thurlow Road, Long Thurlow) and SS0814 (Land north of Long Thurlow Road, Badwell Ash) are also expected to have major negative effects in relation to criterion 2a (Primary schools) as they are beyond the preferred maximum walking distance of primary schools.

E.416 All sites with the exception of site SS0814 (Land north of Long Thurlow Road, Badwell Ash) are expected to have major negative effects against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield and therefore do not make efficient use of land. In addition, site SS0078 (Land south-east of Hunston Road, Badwell Ash) is expected to have major negative effects against criterion 7b (Agricultural land classification) because a significant proportion of the site is on Grade 2 agricultural land, which is considered some of the best and most versatile agricultural land.

E.417 All sites with the exception of site SS0558 (Land to the south of Long Thurlow Road, Long) are expected to have major negative effects against criterion 1a (GP Surgeries) as they are all located over the preferred maximum walking distance to a GP surgery. Three sites, SS0558 (Land to the south of Long Thurlow Road, Long Thurlow), SS0809 (Land north of Long Thurlow Road, Long Thurlow) and SS0814 (Land north of Long Thurlow Road, Badwell Ash) are also expected to have major negative effects in relation to criterion 3b (Settlement hierarchy) as they are not located within or adjacent to a settlement towards the top of the settlement hierarchy and therefore have poorer access to services and facilities.

E.418 Site SS1292 (Land north Of The Broadway, Badwell Ash) is expected to have major negative effects in relation to criterion 6c (Odour) as this site is located within the 400m Safeguard Area of a water recycling centre. In addition, sites SS0037 (Land west of The Street, Badwell Ash) and SS0078 (Land south-east of Hunston Road, Badwell Ash) are expected to have major negative effects in relation to criterion 10b (Surface water flooding) as they contain land with a 1 in 30 year risk of surface water flooding.

E.419 Sites SS0020 (Land south of The Broadway, Badwell Ash), SS0037 (Land west of The Street, Badwell Ash), SS0078 (Land south-east of Hunston Road, Badwell Ash) and SS1292 (Land north Of The Broadway, Badwell Ash) are expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because all sites are located within 100m of an ancient woodland and/or priority habitat. Therefore, these sites may affect local biodiversity, however, all the major negative effects identified against criteria 11a and 11b are uncertain depending upon whether potential negative effects can be mitigated.

E.420 In addition, site SS0558 (Land to the south of Long Thurlow Road, Long Thurlow) is expected to have a major negative effect in relation to criterion 1b (Open space, sport and recreation) as it is beyond the preferred maximum walking distance to an area of open space, sport and/or recreation facility, in addition to open country and/or registered common land.

Conclusions

E.421 Sites SS0558 (Land to the south of Long Thurlow Road, Long Thurlow) and SS0809 (Land north of Long Thurlow Road, Long Thurlow) perform poorly against the criteria compared to the other sites. They both comprise of greenfield land and are not located as close as the other sites to educational establishments. Site SS1292 performs poorly due to the fact it is not located within desirable walking distance of a Public Right of Way and is also located within the 400m Safeguard Area of a water recycling centre.

Barham Parish

- **SS0076: Land north of Church Lane, Barham (Residential – yield: 270 dwellings)**
- **SS0551: Land east of Norwich Road, Barham (Residential – yield: 325 dwellings)**
- ***SS1056: Land north of Pesthouse Lane, Barham (Residential – yield: 20 dwellings)***

Table E.48: Barham Parish

SA Objective	Criteria	SS0076: Land north of Church Lane, Barham (Residential)	SS0551: Land east of Norwich Road, Barham (Residential)	*SS1056: Land north of Pesthouse Lane, Barham (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++	+	-
	1b Open space, sport and recreation	++	+	+
	1c Public Rights of Way (PRoW)	++	++?	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	--
	2b Secondary schools	+	-	-
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	++	++	++
	3c Centres of employment	+	+	+
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	+
	4b Barriers to housing and services	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	--	--	--
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	++
	7b Agricultural land classification	--	--	0

SA Objective	Criteria	SS0076: Land north of Church Lane, Barham (Residential)	SS0551: Land east of Norwich Road, Barham (Residential)	SS1056: Land north of Pesthouse Lane, Barham (Residential)
	7c Minerals	--	--	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	++	+	+
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	0	0	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?	--?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	-
	13b AONB	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	+	++
	16c Cycling	++	++	++

Major Positive

E.422 All sites are expected to have major positive effects against criterion 16c (Cycling) because they are within desirable walking distance of at least one cycle way and therefore likely to encourage use of more sustainable modes of transport. Each of the sites are expected to have major positive effects in relation to criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.423 All of the sites are expected to have major positive effects against criterion 3b (Settlement hierarchy) as they are each located within or adjacent to Claydon (with part Barham) which is classified as Mid Suffolk Ipswich Fringe. In addition, all sites are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way. However, the effects for site SS0551 (Land east of Norwich Road, Barham) and SS1056 (Land north of Pesthouse Lane, Barham) are recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW.

E.424 Sites SS0076 (Land north of Church Lane, Barham) and SS0551 (Land east of Norwich Road, Barham) are expected to have major positive effects against criterion 4a (Housing provision) as they both contribute significantly to housing provision by providing in excess of 250 dwellings. Sites SS0076 (Land north of Church Lane, Barham) and SS1056 (Land north of Pesthouse Lane, Barham) are expected to have a major positive effect against criterion 16b (Bus) because they are both located within desirable walking distance of at least one bus stop, which may encourage use of more sustainable modes of transport. Site SS0076 (Land north of Church Lane, Barham) alone is expected to have a major positive effect in relation to criterion 1b (Open space, sport an recreation) because it is located within desirable walking distance of open space, sport and/or recreation facilities, in addition to open country and/or registered common land, which may encourage a more active lifestyle. It is also expected to have a major positive effect on criterion 1a (GP surgeries) because it is located within desirable walking distance of GP surgeries.

E.425 SS1056 (Land north of Pesthouse Lane, Barham) is expected to have a major positive effect in relation to criterion 7a (Brownfield/greenfield land) as it is classified as brownfield land and is therefore an efficient use of land.

E.426 Site SS0076 (Land north of Church Lane, Barham) is expected to have a major positive effect against criterion 9a (Transport links) because it performs strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Major Negative

E.427 All sites are expected to have major negative effects in relation to criterion 6a (AQMAs) because they are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA. Furthermore, all sites are expected to have major negative effects against criteria 6b (Noise) due to their close proximity to the A14. Major negative effects are also expected against criterion 15a (Town and district centres) because the sites are not located near a large settlement where town/district centres are present. Major negative effects are also expected against criterion 16a (Rail) because the sites are located beyond the preferred maximum walking distance from a railway station.

E.428 All sites are expected to have major negative effects against criterion 2c (Further and higher education facilities) because they are beyond the preferred maximum walking distance of a further or higher education facility. Site SS1056 (Land north of Pesthouse Lane, Barham) is also expected to have major negative effects against criterion 2a (Primary schools) as it falls over the preferred maximum walking distance of primary schools. In addition, this site is expected to have major negative effects in relation to criterion 10b (Surface water flooding) as it contains land with a 1 in 30 year risk of surface water flooding.

E.429 Uncertain major negative effects are expected for all sites against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity. In addition, two sites, SS0076 (Land north of Church Lane, Barham) and SS1056 (Land north of Pesthouse Lane, Barham), are expected to have major negative effects in relation to criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as both sites are within 100m of an ancient woodland and/or priority habitat. Therefore, these sites may affect local biodiversity, however, all the major negative effects identified against criteria 11a and 11b are uncertain depending upon whether potential negative effects can be mitigated.

E.430 SS0076 (Land north of Church Lane, Barham) and SS0551 (Land east of Norwich Road, Barham) are both expected to have major negative effects against criterion 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) because both sites are categorised as greenfield and a significant proportion of each of the sites is on Grade 2 agricultural land and therefore does not make efficient use of land. Furthermore, both sites are within 250m of a site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction, and subsequently are expected to have major negative effects against criterion 7c (Minerals). Both of these sites are also expected to have major negative effects against criterion 13a (Landscape sensitivity) as they have moderate-high landscape sensitivity to residential development due to sensitivities including the sloping landform, open and rural setting the landscape provides to existing development, long views and separation provided between Claydon and houses to the north on Sandy Lane.

E.431 In addition, site SS0076 (Land north of Church Lane, Barham) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because there are two Grade II Listed Buildings located east of the site where there is potential for setting change. Non-designated assets are also located within the site.

Conclusions

E.432 Generally, the sites perform similarly in relation to most of the criteria. However, sites SS1056 (Land north of Pesthouse Lane, Barham) and SS0076 (Land north of Church Lane, Barham) perform better in relation to criteria 1b (Open space, sport and recreation) and 16b (Bus). These sites also perform worse in relation to criteria 11b (Locally designated biodiversity assets, priority habitats and ancient woodland). Sites SS0076 (Land north of Church Lane, Barham) performs better than the other two sites in relation to criterion 9a (Transport links), but worse in relation to criterion 13a (Landscape sensitivity).

E.433 Although site SS0076 (Land north of Church Lane, Barham) performs better than the other sites in relation to criteria 7a (Brownfield /greenfield land), 7b (Agricultural land classification) and 7c (Minerals), it performs worse in relation to criteria 2a (Primary schools) and 10b (Surface water flooding). Overall, site SS0551 (Land east of Norwich Road, Barham) performs worse than the other sites, specifically in relation to criteria 1a (GP surgeries), 1b (Open space, sport and recreation) and 16b (Bus).

Barking Parish

- **SS0603: Land north of Barking Road and west of Hascot Hill, Barking (Residential – yield: 10 dwellings)**
- SS1070: Land east of Barking Road, Needham Market (Residential – yield: 120 dwellings)

Table E.49: Barking Parish

SA Objective	Criteria	SS0603: Land north of Barking Road and west of Hascot Hill, Barking (Residential)	SS1070: Land east of Barking Road, Needham Market (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	++
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++?	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	+
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	++
	3c Centres of employment	--	++
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	0	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	--
	7c Minerals	0	-

SA Objective	Criteria	SS0603: Land north of Barking Road and west of Hascot Hill, Barking (Residential)	SS1070: Land east of Barking Road, Needham Market (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	++
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	+
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+
	16b Bus	+	++
	16c Cycling	--	--

Major Positive

E.434 Both sites SS0603 (Land north of Barking Road and west of Hascot Hill, Barking) and SS1070 (Land east of Barking Road, Needham Market) are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within a desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles. However, the effect for site SS0603 in relation to criterion 1c (Public Rights of Way) is recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW.

E.435 In addition, both sites are expected to have a major positive effect against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.436 Site SS1070 (Land east of Barking Road, Needham Market) is also expected to have major positive effects against criteria 1a (GP surgeries) and 16b (Bus) as it is located within the desirable walking distance from a GP surgery and at least one bus stop. In addition, major positive effects are expected for this site against criterion 3b (Settlement hierarchy) because it is located within or adjacent to a settlement towards the top of the settlement hierarchy.

E.437 Site SS1070 (Land east of Barking Road, Needham Market) is also expected to have a major positive effect against criterion 9a (Transport links) because it performs strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Major Negative

E.438 Both sites SS0603 (Land north of Barking Road and west of Hascot Hill, Barking) and SS1070 (Land east of Barking Road, Needham Market) are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall within or over the preferred maximum walking distance of primary and secondary schools, in addition to further and higher education facilities.

E.439 Furthermore, both sites are expected to have major negative effects against criterion 7a (Brownfield/greenfield land) as the sites are classified as greenfield land, which would not be an efficient use of land. The sites are also expected to have major negative effects in relation to criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and development may exacerbate air quality issues within the AQMA. Both sites are expected to have a major negative effect against criterion 16c (Cycling) as they are both located within or above the maximum walking distance from at least one cycle way.

E.440 Major negative effects are expected for site SS0603 against criteria 2a (Primary schools), 3c (Centres of employment) and 15a (Town and district centres) because the site is located over the preferred maximum walking distance of primary schools, town and district centres, and strategic employment sites/enterprise zones. A major negative effect is also identified against criterion 1a (GP surgeries) as the site is over the preferred maximum walking distance to a GP surgery. A major negative effect is expected against criteria 16a (Rail) because the site is located beyond the preferred maximum walking distance for railway stations.

E.441 Site SS1070 (Land east of Barking Road, Needham Market) is expected to have a major negative effect in relation to criteria 7b (Agricultural land classification), as a significant proportion of the site falls on Grade 2 agricultural land, and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as it is located within 250m of Lion Inn Meadow and Chalk Pit County Wildlife Sites, as well as 100m of priority habitat.

E.442 Site SS1070 (Land east of Barking Road, Needham Market) expected to have a major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity.

E.443 A major negative effect is expected against criterion 9a (Transport links) for site SS0603 (Land north of Barking Road and west of Hascot Hill, Barking) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.444 Although site SS0603 (Land north of Barking Road and west of Hascot Hill, Barking) performs more negatively than positively, with ten major negative effects and three major positive effects against the SA objective criteria, site SS1070 (Land east of Barking Road, Needham Market) is more balanced, with eight major negative and seven major positive effects.

Battisford Parish

- ***SS0612: Land east of Bowl Road and north-west of Cobbold Close, Battisford (Residential – yield: 9 dwellings)***

Table E.50: Battisford Parish

SA Objective	Criteria	*SS0612: Land east of Bowl Road and north-west of Cobbold Close, Battisford (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	+
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	0

SA Objective	Criteria	SS0612: Land east of Bowl Road and north-west of Cobbold Close, Battisford (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	--
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.445 Site SS0612 (Land east of Bowl Road and north-west of Cobbold Close, Battisford) is expected to have major positive effects against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way, and therefore is likely to encourage healthier and more active lifestyles. In addition, the site is expected to have a major positive effect against criterion 16b (Bus) because it is within a desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.446 The site is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.447 Site SS0612 (Land east of Bowl Road and north-west of Cobbold Close, Battisford) is expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it falls within or over the preferred maximum walking distance of primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3b (Settlement hierarchy), 3c (Centres of employment) and 15a (Town and district centres) because the site is not located within or adjacent to a settlement towards the top of the settlement hierarchy and is beyond the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones. A major negative effect is also identified against criterion 1a (GP surgeries) as the site is over the preferred maximum walking distance to a GP surgery.

E.448 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance from a railway station and cycle way. Furthermore, major negative effects are expected against criteria 10b (Surface water flooding) and 7a (Brownfield/greenfield land) as the site is classified as greenfield land, which would not be an efficient use of land, and also contains land with a 1 in 30 year risk of surface water flooding.

E.449 A major negative effect is expected against criterion 9a (Transport links) for this site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.450 Overall, the site performs well against criteria 1c (Public Rights of Way), 4b (Barriers to housing and services) and 16b (Bus). However, the site does not perform as well in relation to access to GP surgeries, educational facilities, centres of employment, town and district centres and access to sustainable transport modes including rail and cycling. Furthermore, the site does not perform well in relation to brownfield/greenfield land and surface water flooding.

Beyton Parish

- ***SS0736: Land north of Tostock Road, Beyton (Residential – yield: 9 dwellings)***
- **SS1065: Land west of Church Road, Beyton (Residential – yield: 10 dwellings)**

Table E.51: Beyton Parish

SA Objective	Criteria	*SS0736: Land north of Tostock Road, Beyton (Residential)*	SS1065: Land west of Church Road, Beyton (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	+	++
	1c Public Rights of Way (PRoW)	++	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	-	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	--
	7b Agricultural land classification	-	--
	7c Minerals	-	-

SA Objective	Criteria	SS0736: Land north of Tostock Road, Beyton (Residential)	SS1065: Land west of Church Road, Beyton (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	-	--

Major Positive

E.451 Both sites are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within a desirable walking distance of a Public Right of Way and are therefore likely to encourage healthier and more active lifestyles. However, the effect for site SS1065 (Land west of Church Road, Beyton) is recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW. In addition, the sites are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.452 The sites are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are both located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.453 Site SS1065 (Land west of Church Road, Beyton) is expected to have a major positive effects against criterion 1b (Open space, sport and recreation) because it is located within a desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore is likely to encourage healthier and more active lifestyles. Site SS0736 (Land north of Tostock Road, Beyton) is expected to have major positive effects against criterion 7a (Brownfield/greenfield land) as it is categorised as brownfield land and therefore makes efficient use of land.

Major Negative

E.454 Both sites are expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because they both fall beyond the preferred maximum walking distance of these educational establishments. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) for both sites as they fall over the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones. Major negative effects are also identified against criterion 1a (GP surgeries) as both sites are located beyond the preferred maximum walking distance to a GP surgery. Major negative effects are expected against criterion 16a (Rail) because each of the sites are located beyond the preferred maximum walking distance from a railway station, which may discourage sustainable travel. Additionally, both sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as the sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.455 Site SS1065 (Land west of Church Road, Beyton) is expected to have major negative effects in relation to criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) because the site is categorised as greenfield and a significant proportion is on Grade 2 agricultural land and therefore does not make efficient use of land. In addition, this site is expected to have major negative effects against criterion 16c (Cycling) because the site is located beyond the preferred maximum walking distance from a cycle way, which may discourage sustainable travel.

E.456 Both sites are expected to have a major negative effect against criterion 9a (Transport links) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.457 Site SS0736 (Land north of Tostock Road, Beyton) performs better against criterion 7a (Brownfield/greenfield land) and SS1065 (Land west of Church Road, Beyton) performs better in relation to criteria 1b (Open space, sport and recreation) and 2a (Primary schools). However, site SS1065 (Land west of Church Road, Beyton) performs worse in relation to criteria 7a (Brownfield/greenfield land), 7b (Agricultural land classification) and 16c (Cycling).

Botesdale Parish

- SS1248: Land south of Mill Road, Botesdale (Residential – yield: 25 dwellings)
- SS1249: Land south of Mill Road, Botesdale (Employment)

Table E.52: Botesdale Parish

SA Objective	Criteria	SS1248: Land south of Mill Road, Botesdale (Residential)	SS1249: Land south of Mill Road, Botesdale (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++	N/A
	1b Open space, sport and recreation	++	N/A
	1c Public Rights of Way (PRoW)	++	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	N/A
	2b Secondary schools	--	N/A
	2c Further and higher education facilities	--	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	+
	3b Settlement hierarchy	+	+
	3c Centres of employment	--	0
4. To meet the housing requirements of the whole community.	4a Housing provision	+	N/A
	4b Barriers to housing and services	++	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	0
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	-	-

SA Objective	Criteria	SS1248: Land south of Mill Road, Botesdale (Residential)	SS1249: Land south of Mill Road, Botesdale (Employment)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	+	-
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	-	-
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	--
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	+
	14b Employment sites	0	++
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.458 Both sites are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.459 Site SS1248 (Land south of Mill Road, Botesdale) is expected to have major positive effects against criteria 1a (G surgeries), 1b (Open space, sport, and recreation) and 1c (Public Rights of Way) because it is located within desirable walking distance of a GP surgery, a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and is therefore likely to encourage healthier and more active lifestyles. This site is also expected to have a major positive effect on criterion 2a because it is located within desirable walking distance of a primary school. Site SS1248 (Land south of Mill Road, Botesdale) is also expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.460 In addition, site SS1249 (Land south of Mill Road, Botesdale) is expected to have a major positive effect against criterion 14b (Employment sites) as the site would provide in excess of 5ha of employment land.

Major Negative

E.461 Major negative effects are expected for both sites against criteria 15a (Town and district centres), 16a (Rail) and 16c (Cycling) because the sites are located beyond the preferred maximum walking distance from a town/district centre, railway station and cycle way, which may discourage the use of sustainable modes of transport. Furthermore, major negative effects are expected against criterion 7a (Brownfield/greenfield land) as the sites are categorised as greenfield and therefore do not make efficient use of land.

E.462 Site SS1248 (Land south of Mill Road, Botesdale) is expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because it is beyond the preferred maximum walking distance of secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criterion 3c (Centres of employment) for this site because it is over the preferred maximum walking distance to strategic employment sites/enterprise zones.

E.463 Employment site SS1249 is expected to have a major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size.

E.464 In addition, site SS1249 (Land south of Mill Road, Botesdale) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because there is a Grade II Listed Building adjacent to the site, which would be sensitive to setting change with the loss of its rural setting. Furthermore, the site is located in close proximity to Botesdale Conservation Area, where there is potential for setting change. Non-designated assets are also located within the site.

Conclusions

E.465 Generally, the sites score similarly. The residential site, SS1248 (Land south of Mill Road, Botesdale), performs well in relation to access to GP surgeries, open space and PRoWs, in addition to primary schools.

Botesdale & Rickinghall Parish

- SS0091: Land between The Street and A143, Botesdale and Rickinghall (Residential – yield: 100 dwellings)
- ***SS0129: Land south of Back Hills, Botesdale and Rickinghall (Residential – yield: 40 dwellings)***
- SS0939: Land east of Rectory Hill and south of The Street, Rickinghall (Employment)
- ***SS0949: Land north of Mill Road, Botesdale and Rickinghall (Residential – yield: 69 dwellings)***
- ***SS1190: Land north of Gardenhouse Lane, Botesdale and Rickinghall (Residential – yield: 42 dwellings)***

Table E.53: Botesdale & Rickinghall Parish

SA Objective	Criteria	SS0091: Land between The Street and A143, Botesdale and Rickinghall (Residential)	***SS0129: Land south of Back Hills, Botesdale and Rickinghall (Residential)***	SS0939: Land east of Rectory Hill and south of The Street, Rickinghall (Employment)	***SS0949: Land north of Mill Road, Botesdale and Rickinghall (Residential)***	***SS1190: Land north of Gardenhouse Lane, Botesdale and Rickinghall (Residential)***
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	-	++	N/A	++	+
	1b Open space, sport and recreation	++	++	N/A	++	+
	1c Public Rights of Way (PRoW)	++?	++?	N/A	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	++	N/A	++	+
	2b Secondary schools	--	--	N/A	--	--
	2c Further and higher education facilities	--	--	N/A	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	+	+	0
	3b Settlement hierarchy	+	+	+	+	+
	3c Centres of employment	--	--	0	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	N/A	+	+
	4b Barriers to housing and services	0	++	N/A	++	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	-	--	-	-
	5b Water Resource Zones	-	0	-	0	0
	5c WwTW Flow Capacity	-	-	-	-	-
	5d Foul Sewerage Network Capacity	-	-	0	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	-
	6b Noise	0	0	0	0	0
	6c Odour	0	--	0	--	0

SA Objective	Criteria	SS0091: Land between The Street and A143, Botesdale and Rickinghall (Residential)	***SS0129: Land south of Back Hills, Botesdale and Rickinghall (Residential)***	SS0939: Land east of Rectory Hill and south of The Street, Rickinghall (Employment)	***SS0949: Land north of Mill Road, Botesdale and Rickinghall (Residential)***	***SS1190: Land north of Gardenhouse Lane, Botesdale and Rickinghall (Residential)***
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	--
	7b Agricultural land classification	-	-	-	-	-
	7c Minerals	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	+	-	+	-
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0
	10b Surface water flooding	0	-	0	--	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	--?	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	--?	0	-?	0
	11c Geological sites	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--	--?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	-	--	-	-
	13b AONB	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	+	0	0
	14b Employment sites	0	0	++	0	0

SA Objective	Criteria	SS0091: Land between The Street and A143, Botesdale and Rickinghall (Residential)	***SS0129: Land south of Back Hills, Botesdale and Rickinghall (Residential)***	SS0939: Land east of Rectory Hill and south of The Street, Rickinghall (Employment)	***SS0949: Land north of Mill Road, Botesdale and Rickinghall (Residential)***	***SS1190: Land north of Gardenhouse Lane, Botesdale and Rickinghall (Residential)***
15. To revitalise the District's town centres.	15a Town and district centres	-	-	-	-	-
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--
	16b Bus	++	++	++	++	++
	16c Cycling	--	--	--	--	--

Major Positive

E.466 All sites are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.467 All residential sites (SS0091, SS0129, SS0949 and SS1190) are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within a desirable walking distance of a Public Right of Way and are therefore likely to encourage healthier and more active lifestyles. However, the effects for sites SS0091 (Land between The Street and A143, Botesdale and Rickinghall) and SS0129 (Land south of Back Hills, Botesdale and Rickinghall) are recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW

E.468 Sites SS0129 (Land south of Back Hills, Botesdale and Rickinghall) and SS0949 (Land north of Mill Road, Botesdale and Rickinghall) are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are both located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. In addition, these sites are expected to have major positive effects in relation to criterion 1a (GP surgeries), as they are within desirable walking distance of a GP surgery.

E.469 Sites SS0091 (Land between The Street and A143, Botesdale and Rickinghall), SS0129 (Land south of Back Hills, Botesdale and Rickinghall) and SS0949 (Land north of Mill Road, Botesdale and Rickinghall) are each expected to have major positive effects against criterion 1b (Open space, sport and recreation) and, apart from site SS0091,criterion 2a (Primary schools). This is because they are located within desirable walking distance of a primary school and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, which is therefore likely to encourage healthier and more active lifestyles.

E.470 Employment site SS0939 (Land east of Rectory Hill and south of The Street, Rickinghall) is expected to have major positive effects against criterion 14b (Employment sites) as the site would provide in excess of 5ha of employment land.

Major Negative

E.471 Major negative effects are expected for all sites in relation to criteria 15a (Town and district centres), 16a (Rail) and 16c (Cycling) because they are located beyond the preferred maximum walking distance from a town or district centre, railway station and cycle way. This may encourage people to travel via private vehicle instead of more sustainable modes of transport. Furthermore, major negative effects are expected against criterion 7a (Brownfield/greenfield land) as the sites are all categorised as greenfield and therefore do not make efficient use of land.

E.472 All residential sites (SS0091, SS0129, SS0949 and SS1190) are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall within or over the preferred maximum

walking distance of secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) for the residential sites as they are beyond the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones.

E.473 Sites SS0129 (Land south of Back Hills, Botesdale and Rickinghall) and SS0949 (Land north of Mill Road, Botesdale and Rickinghall) are both expected to have major negative effects in relation to criterion 6c (Odour) as they are both within the 400m Safeguard Area of a water recycling centre. Furthermore, site SS0129 (Land south of Back Hills, Botesdale and Rickinghall) is expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is located within 100m of an ancient woodland and/or priority habitat. Therefore, development at this site may affect local biodiversity, however, this effect is recorded as uncertain depending upon whether potential negative effects can be mitigated. In addition, site SS0949 (Land north of Mill Road, Botesdale and Rickinghall) is expected to have major negative effects against criterion 10b (Surface water flooding) as it contains land with a 1 in 30 year risk of surface water flooding.

E.474 Sites SS0091 (Land between The Street and A143, Botesdale and Rickinghall) and SS0939 (Land east of Rectory Hill and south of The Street, Rickinghall) are expected to have major negative effects against criterion 13a (Landscape sensitivity) as they have moderate-high landscape sensitivity to residential development as development would detract from the historic linear settlement pattern, reduce the sense of separation between the historic cores of Botesdale and Rickinghall and impact on the rural setting of the settlement.

E.475 Employment site SS0939 (Land east of Rectory Hill and south of The Street, Rickinghall) is expected to have a major negative effect against criterion 5a (Source Protection Zone) as the site falls within a Source Protection Zone 1. It is also expected to have a major negative but uncertain effect in relation to criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size.

E.476 Uncertain major negative effects are expected against criterion 12a (Nationally and locally designated and non-designated heritage assets) in relation to sites SS0091 (Land between The Street and A143, Botesdale and Rickinghall), SS0129 (Land south of Back Hills, Botesdale and Rickinghall) and SS0939 (Land east of Rectory Hill and south of The Street, Rickinghall) because they include or are adjacent to Botesdale Conservation Area, which is potentially sensitive to setting change, in addition to potential setting change for several nearby Grade I and II Listed Buildings.

Conclusions

E.477 Sites SS0129 (Land south of Back Hills, Botesdale and Rickinghall) and SS0949 (Land north of Mill Road, Botesdale and Rickinghall) perform better in relation to criteria 1a (GP surgeries), criterion 4b (Barriers to housing and services) and criterion 9a (Transport links). However, these sites perform worst in relation to criterion 6c (Odour). Both sites perform worse than the rest in relation to criteria 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) and 10b (Surface water flooding), respectively.

E.478 Alongside sites SS0129 (Land south of Back Hills, Botesdale and Rickinghall) and SS0949 (Land north of Mill Road, Botesdale and Rickinghall), site SS0091 (Land between The Street and A143, Botesdale and Rickinghall) performs well against criteria 1b (Open space, sport and recreation) and 2a (Primary schools). However, neither site SS0091 nor SS0949 perform well against criterion 13a (Landscape sensitivity).

E.479 Site SS0939 (Land east of Rectory Hill and south of The Street, Rickinghall) performs poorly against criteria 5a (Source Protection Zone) and 11a (Internationally and nationally designated biodiversity assets), however performs well in relation to employment sites.

Bramford Parish

- **SS0121: Land south of Fitzgerald Road, Bramford (Residential – yield: 100 dwellings)**
- ***SS0478: Land east of The Street, Bramford (Residential – yield: 190 dwellings)***
- ***SS0636: Land between Bramford Road and the A14, Bramford (Residential – yield: 14 dwellings)***
- SS0937: Land east of Bramford Road / B1067, Bramford (Employment)

Table E.54: Bramford Parish

SA Objective	Criteria	SS0121: Land south of Fitzgerald Road, Bramford (Residential)	SS0478: Land east of The Street, Bramford (Residential)	SS0636: Land between Bramford Road and the A14, Bramford (Residential)	SS0937: Land east of Bramford Road / B1067, Bramford (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--	N/A
	1b Open space, sport and recreation	++	++	++	N/A
	1c Public Rights of Way (PRoW)	++?	++	++	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	-	+	N/A
	2b Secondary schools	-	--	+	N/A
	2c Further and higher education facilities	--	--	-	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	+	++
	3b Settlement hierarchy	++	++	++	++
	3c Centres of employment	+	-	++	0
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	N/A
	4b Barriers to housing and services	+	+	+	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-
	5b Water Resource Zones	-	-	-	-
	5c WwTW Flow Capacity	-	0	0	-
	5d Foul Sewerage Network Capacity	-	-	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--
	6b Noise	0	0	--	0
	6c Odour	0	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	+/-	--
	7b Agricultural land classification	--	--	-	-

SA Objective	Criteria	SS0121: Land south of Fitzgerald Road, Bramford (Residential)	SS0478: Land east of The Street, Bramford (Residential)	SS0636: Land between Bramford Road and the A14, Bramford (Residential)	SS0937: Land east of Bramford Road / B1067, Bramford (Employment)
	7c Minerals	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	+	+	++	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0
	10b Surface water flooding	0	--	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-	--	--	--
	11c Geological sites	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	0	-
	13b AONB	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	++
	14b Employment sites	0	0	--	++
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--
	16b Bus	++	++	++	++
	16c Cycling	++	++	++	++

Major Positive

E.480 All sites are expected to have major positive effects against criteria 16b (Bus) and 16c (Cycling) because they are within desirable walking distance of at least one bus stop and cycle way, and therefore are likely to encourage use of more sustainable modes of transport. In addition, all sites are expected to have a major positive effect against criterion 3b (Settlement hierarchy) because they are located within or adjacent to a settlement towards the top of the settlement hierarchy.

E.481 All residential sites are expected to have major positive effects in relation to criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) as they are all within desirable walking of a Public Right of Way, in addition to an open space, sport and/or recreation facility. Therefore, they are likely to encourage healthier and more active lifestyles. Site SS0636 (Land between Bramford Road and the A14, Bramford) is also expected to have major positive effects against criterion 9a (Transport links) because it performs strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c. Indeed, SS0636 is expected to result in a major positive effect against criterion 3c (Centres of employment) because it falls within desirable walking distance of a strategic employment site/enterprise zone.

E.482 Sites SS0121 (Land south of Fitzgerald Road, Bramford) is expected to have a major positive effect against criterion 2a (Primary schools) because it is located within desirable walking distance of a primary school.

E.483 Employment site SS0937 (Land east of Bramford Road / B1067, Bramford) is expected to have major positive effects in relation to criteria 3a (IMD), 14a (Employment deprivation) and 14b (Employment sites) as the site is located within one of the 20% most deprived areas within the JLP area and would provide in excess of 5ha of employment land.

Major Negative

E.484 All sites are expected to have major negative effects against criteria 15a (Town and district centres) and 16a (Rail) as the sites fall beyond the preferred maximum walking distance to town and district centres, in addition to railway stations. In addition, all sites are expected to have major negative but uncertain effects against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each residential sites fall within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone) and/or within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity. The employment site, SS0937 (Land at Hill View Farm, Claydon), gets a major negative but uncertain effect because 25% or more of the site falls within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone). Furthermore, all sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.485 All residential sites are expected to have major negative effects against criteria 1a (GP surgeries) and, excluding sites SS0121 and SS0636, criterion 2b (Secondary schools) as they are located beyond the preferred maximum walking distance to a GP surgery and secondary school. In addition, sites SS0121 (Land south of Fitzgerald Road, Bramford) and SS0478 (Land east of The Street, Bramford) are expected to have major negative effects against criterion 2c (Further and higher education facilities) as they are located beyond the preferred maximum walking distance to a further or higher education facility.

E.486 Sites SS0121 (Land south of Fitzgerald Road, Bramford), SS0478 (Land east of The Street, Bramford) and SS0937 (Land east of Bramford Road / B1067, Bramford) are expected to have major negative effects in relation to criterion 7a (Brownfield/greenfield land) because the sites are categorised as greenfield land. Furthermore, sites SS0121 (Land south of Fitzgerald Road, Bramford) and SS0478 (Land east of The Street, Bramford) are expected to have major negative effects in relation to criterion 7b (Agricultural land classification) because a significant proportion of these sites are on Grade 2 agricultural land. Therefore, they do not make efficient use of land.

E.487 Site SS0478 (Land east of The Street, Bramford) is expected to have a major negative effect in relation to criterion 10b (Surface water flooding) because it contains land with a 1 in 30 year risk of surface water flooding. Site SS0636 (Land between Bramford Road and the A14, Bramford) is expected to have a major negative effect against criterion 6b (Noise) due to its close proximity to the A14 and railway line. Additionally, this site is expected to have major negative effects in relation to criterion 14b (Employment sites) as it would result in the loss of an existing employment site.

E.488 All sites with the exception of SS0121 (Land south of Fitzgerald Road, Bramford) are expected to have major negative effects in relation to criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as they are each within 100m of a priority habitat, and/or within 250m of either the River Gipping County Wildlife Site, Bramford Meadows CWS and Local Nature Reserve, or Hazel Wood CWS.

E.489 Lastly, employment site SS093 (Land at Hill View Farm, Claydon) is expected to have a major negative effect but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because it is located adjacent to a Grade II Listed Building, which is sensitive to setting change.

Conclusions

E.490 Overall, the residential sites perform similarly. However, site SS0636 (Land between Bramford Road and the A14, Bramford) performs better in relation to centres of employment and transport links. However, the site performs poorly in relation to noise and loss of employment sites. Site SS0121 (Land south of Fitzgerald Road, Bramford) performs strongly in relation to access to primary schools. The employment site SS0937 (Land east of Bramford Road / B1067, Bramford) performs well in relation to criteria 3a (IMD), 14a (Employment deprivation) and 14b (Employment sites).

Brome & Oakley Parish

- **SS0542: Land south of the B1118, Brome and Oakley (Residential – yield: 5 dwellings)**
- **SS1011: Land north of B1118, Oakley (Residential – yield: 10 dwellings)**

Table E.55: Brome & Oakley Parish

SA Objective	Criteria	SS0542: Land south of the B1118, Brome and Oakley (Residential)	SS1011: Land north of B1118, Oakley (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	-	-
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	--	--
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	0	0
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	0	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	0	0
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	-	-

SA Objective	Criteria	SS0542: Land south of the B1118, Brome and Oakley (Residential)	SS1011: Land north of B1118, Oakley (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.491 Both sites are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport. Likewise, both sites are expected to have major positive effects against criteria 1b (Open space, sport and recreation) as they are located within a desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles.

E.492 The sites are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are both located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.493 Both sites are expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall within or over the preferred maximum walking distance of primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3b (Settlement hierarchy), 3c (Centres of employment) and 15a (Town and district centres) because the sites are not located within or adjacent to a settlement towards the top of the settlement hierarchy and they are over the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones. Major negative effects are also identified against criterion 1a (GP surgeries) as the site is over the preferred maximum walking distance to a GP surgery. These sites are also expected to have major negative effects against criterion 9a (Transport links) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.494 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the sites are located beyond the preferred maximum walking distance from a railway station and cycle way, which may discourage sustainable travel. Furthermore, major negative effects are expected against criterion 7a (Brownfield/greenfield land) as the sites are classified as greenfield land, which would not be an efficient use of land. The sites are also located within 100m of an ancient woodland and/or priority habitat, and therefore are expected to have major negative effects in relation to criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland). However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

Conclusions

E.495 Overall, both sites perform the same in relation to all criteria. The sites perform well against criteria 1b (Open space, sport and recreation), 4b (Barriers to housing and services) and 16b (Bus). However, the sites do not perform as well in relation to criteria 1a (GP surgeries), 2a (Primary schools), 2b (Secondary schools), 2c (Further and higher education facilities), 3b (Settlement Hierarchy), 3c (Centres of employment), 7a (Brownfield/greenfield land), 11b (Locally designated biodiversity assets, priority habitats and ancient woodland), 15a (Town and district centres),16a (Rail) and 16c (Cycling).

Claydon Parish

- SS0119: Land west of Old Ipswich Road, Claydon (Residential – yield: 21 dwellings)
- SS0327: Land at Hill View Farm, Claydon (Employment)
- **SS0861: Land south of Church Lane, Claydon (Residential - yield: 75 dwellings)**
- SS0916: Land to the west of A14, Claydon (Employment)
- SS0926: Land west of Old Ipswich Road, Claydon (Employment)
- SS1239: Land east of Old Ipswich Road, Claydon (Residential - yield: 250 dwellings)

Table E.56: Claydon Parish

SA Objective	Criteria	SS0119: Land west of Old Ipswich Road, Claydon (Residential)	SS0327: Land at Hill View Farm, Claydon (Employment)	**SS0861: Land south of Church Lane, Claydon (Residential)**	SS0916: Land to the west of A14, Claydon (Employment)	SS0926: Land west of Old Ipswich Road, Claydon (Employment)	SS1239: Land east of Old Ipswich Road, Claydon (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	-	N/A	+	N/A	N/A	-
	1b Open space, sport and recreation	+	N/A	++	N/A	N/A	++
	1c Public Rights of Way (PRoW)	++?	N/A	++?	N/A	N/A	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	N/A	++	N/A	N/A	+
	2b Secondary schools	+	N/A	++	N/A	N/A	++
	2c Further and higher education facilities	--	N/A	--	N/A	N/A	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0	0
	3b Settlement hierarchy	++	++	++	++	++	++
	3c Centres of employment	+	0	+	0	0	+
4. To meet the housing requirements of the whole community.	4a Housing provision	+	N/A	+	N/A	N/A	++
	4b Barriers to housing and services	0	N/A	++	N/A	N/A	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-	-
	5b Water Resource Zones	-	-	-	-	-	-
	5c WwTW Flow Capacity	0	0	0	0	0	0
	5d Foul Sewerage Network Capacity	-	0	-	0	0	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--
	6b Noise	--	0	0	0	0	--
	6c Odour	0	0	0	0	0	0

SA Objective	Criteria	SS0119: Land west of Old Ipswich Road, Claydon (Residential)	SS0327: Land at Hill View Farm, Claydon (Employment)	**SS0861: Land south of Church Lane, Claydon (Residential)**	SS0916: Land to the west of A14, Claydon (Employment)	SS0926: Land west of Old Ipswich Road, Claydon (Employment)	SS1239: Land east of Old Ipswich Road, Claydon (Residential)
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	--	--
	7b Agricultural land classification	-	-	-	-	-	-
	7c Minerals	-	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	+	+	++	+	+	++
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	-	0	0
	10b Surface water flooding	0	-	--	--	0	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	0	--?	--?	--?	--?
	11c Geological sites	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	?	-?	-?	0?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	-	-
	13b AONB	0	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	+	0	+	+	0
	14b Employment sites	0	+	0	+	+	0

SA Objective	Criteria	SS0119: Land west of Old Ipswich Road, Claydon (Residential)	SS0327: Land at Hill View Farm, Claydon (Employment)	**SS0861: Land south of Church Lane, Claydon (Residential)**	SS0916: Land to the west of A14, Claydon (Employment)	SS0926: Land west of Old Ipswich Road, Claydon (Employment)	SS1239: Land east of Old Ipswich Road, Claydon (Residential)
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--	--
	16b Bus	++	++	++	+	++	++
	16c Cycling	++	++	-	+	++	++

Major Positive

E.496 All sites are expected to have a major positive effect against criterion 3b (Settlement hierarchy) because they are located within or adjacent to a settlement located towards the stop of the settlement hierarchy. All sites with the exception of site SS0916 (Land to the west of A14, Claydon) are expected to have a major positive effect against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport. Additionally, all sites with the exception of SS0861 (Land south of Church Lane, Claydon) and SS0916 (Land to the west of A14, Claydon) are expected to have major positive effects against criterion 16c (Cycling) as they are within desirable walking distance of a cycle way, which may promote sustainable travel.

E.497 All residential sites are expected to have major positive effects in relation to criteria 1c (Public Rights of Way) and, with the exception of site SS0119 (Land west of Old Ipswich Road, Claydon), 1b (Open space, sport and recreation) as they are within desirable walking distance of a Public Right of Way and of an open space, sport and/or recreation facility. Therefore, they are likely to encourage healthier and more active lifestyles. However, the effects recorded for 1c are uncertain as development may result in the loss or diversion of a PRoW. In addition, site SS0861 (Land south of Church Lane, Claydon) is expected to have a major positive effect in relation to criterion 2a (Primary schools) because it is within desirable walking distance of a primary school. Residential sites SS0861 (Land south of Church Lane, Claydon) and SS1239 (Land east of Old Ipswich Road, Claydon) are expected to have major positive effects in relation to criterion 2b (Secondary schools) as they are located within the desirable walking distance from a secondary school. Therefore, these sites are likely to improve the levels of education within the overall population.

E.498 In addition, sites SS1239 (Land east of Old Ipswich Road, Claydon) and SS0861 (Land south of Church Lane, Claydon) are expected to have major positive effects in relation to criteria 4a (Housing provision) and 4b (Barriers to housing and services), respectively, as site SS1239 will contribute significantly to housing provision by providing in excess of 250 dwelling and site SS0861 is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. Sites SS0861 (Land south of Church Lane, Claydon) and SS1239 (Land east of Old Ipswich Road, Claydon) are also expected to have major positive effects against criterion 9a (Transport links) because they perform strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Major Negative

E.499 Major negative effects are expected against criteria 15a (Town and district centres) and 16a (Rail) as all of the sites fall beyond the preferred maximum walking distance to town and district centres, in addition to a railway station. The sites are also expected to have major negative effects in relation to criteria 6a (AQMAs) and 7a (Brownfield/greenfield land) because they are located within 12.5km of an AQMA and also categorised as greenfield land. Therefore, development may exacerbate existing air quality issues within the AQMA, whilst development will not make efficient use of land.

E.500 In addition, major negative effects are expected against criterion 11a (Internationally and nationally designated biodiversity assets) as 25% or more of each residential site falls within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone) and/or within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity. With regard to employment sites, 25% or more of each employment site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size. In addition, all sites with the exception of site SS0327 (Land at Hill View Farm, Claydon) are expected to have major negative effects in relation to criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the sites are located within 100m of a priority habitat and/or 250m of the RNR 144 or River Gipping County Wildlife Sites. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.501 All three residential sites are expected to have major negative effects against criterion 2c (Further and higher education facilities) because they are located beyond the preferred maximum walking distance to a further or higher education facility. Furthermore, sites SS0861 (Land south of Church Lane, Claydon), SS0916 (Land to the west of A14, Claydon) and SS1239 (Land east of Old Ipswich Road, Claydon) are expected to have major negative effects in relation to criterion 10b (Surface water flooding) as they each contain land with a 1 in 30 year risk of surface water flooding.

E.502 Sites SS0119 (Land west of Old Ipswich Road, Claydon) and SS1239 (Land east of Old Ipswich Road, Claydon) are also expected to have major negative effects in relation to criterion 6b (Noise) due to their proximity to the A14.

Conclusions

E.503 Overall, the sites perform similarly. However, site SS0916 (Land to the west of A14, Claydon) performs poorly in relation to access to bus stops and cycle ways. The residential sites perform similarly however, site SS0861 (Land south of Church Lane, Claydon) performs well in relation to access to primary schools and barriers to housing and services. Site SS1239 (Land east of Old Ipswich Road, Claydon) performs best in terms of housing provision.

Coddenham Parish

- SS1268: Land east of School Lane, Coddenham (Residential – yield: 8 dwellings)

Table E.57: Coddenham Parish

SA Objective	Criteria	SS1268: Land east of School Lane, Coddenham (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0

SA Objective	Criteria	SS1268: Land east of School Lane, Coddenham (Residential)
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.504 Site SS1268 (Land east of School Lane, Coddenham) is expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and is therefore likely to encourage healthier and more active lifestyles. It is also likely to have a major positive effect against

criterion 16b (Bus) because it is within desirable walking distance of at least one bus stop. This will help promote the use of a more sustainable mode of transport.

E.505 The site is also expected to have major positive effects against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.506 Site SS1268 (Land east of School Lane, Coddenham) is expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it falls beyond the preferred maximum walking distance of primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance to town and district centres, in addition to employment sites/enterprise zones. A major negative effect is also identified against criterion 1a (GP surgeries) because the site is over the preferred maximum walking distance to a GP surgery.

E.507 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance to a railway station and cycle way, which may discourage sustainable travel. Furthermore, the site is expected to have major negative effects in relation to criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and development may exacerbate air quality issues within the AQMA.

E.508 Major negative effects are expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the site is located within 100m of an ancient woodland and/or priority habitat. However, this effect is uncertain depending upon whether potential negative effects can be mitigated. Major negative effects are also expected against criterion 7a (Brownfield/greenfield land) because the site is categorised as greenfield and therefore does not make efficient use of land.

E.509 A major negative effect is also expected against criterion 9a (Transport links) because the site performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.510 Overall, site SS1268 (Land east of School Lane, Coddenham) performs well in relation to access to open space and PRoWs, barriers to housing and services and proximity to bus stops. However, the site performs poorly in relation to access to GP surgeries, educational facilities, employment centres, town/district centres, railway stations and cycle paths. The site also performs poorly in relation to use of previously developed land, biodiversity and AQMAs.

Combs Parish

- SS0655: Land to the east of Tannery Road, Combs (Employment)
- **SS0869: Land west of Bildeston Road, Combs (Residential - yield: 5 dwellings)**

Table E.58: Combs Parish

SA Objective	Criteria	SS0655: Land to the east of Tannery Road, Combs (Employment)	**SS0869: Land west of Bildeston Road, Combs (Residential)**
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	N/A	--
	1b Open space, sport and recreation	N/A	--
	1c Public Rights of Way (PRoW)	N/A	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A	--
	2b Secondary schools	N/A	--
	2c Further and higher education facilities	N/A	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	0	--
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A	+
	4b Barriers to housing and services	N/A	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	--
	7b Agricultural land classification	-	-
	7c Minerals	-	0

SA Objective	Criteria	SS0655: Land to the east of Tannery Road, Combs (Employment)	**SS0869: Land west of Bildeston Road, Combs (Residential)**
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	--	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	0
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+	0
	14b Employment sites	++	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	-	--

Major Positive

E.511 Both sites are expected to have major positive effects against criterion 16b (Bus) because they are located within desirable walking distance of at least one bus stop and are therefore likely to encourage use of more sustainable modes of transport.

E.512 Site SS0869 (Land west of Bildeston Road, Combs) is expected to have major positive effects against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way, and therefore is likely to encourage healthier and more active lifestyles. The site is also expected to have major positive effects against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.513 Site SS0655 (Land to the east of Tannery Road, Combs) is expected to have major positive effects against criterion 7a (Brownfield/greenfield land) as it is classified as brownfield land, and therefore its development is considered to be an efficient use of land. In addition, the site is expected to have major positive effects against criterion 14b (Employment sites) as the site would provide in excess of 5ha or employment land.

Major Negative

E.514 Both sites are expected to have major negative effects in relation to criteria 15a (Town and district centres) and 16a (Rail) as both sites are located beyond the preferred maximum walking distance to town or district centre and a railway station, which may encourage people to make journeys by less sustainable modes of transport.

E.515 Site SS0869 (Land west of Bildeston Road, Combs) is expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it is beyond the preferred maximum walking distance of primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criterion 3c (Centres of employment) because the site is located beyond the preferred maximum walking distance of employment sites/enterprise zones. Major negative effects are also identified against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) because the site is over the preferred maximum walking distance to a GP surgery and an open space, sport and/or recreation facility, in addition to open country and/or registered common land.

E.516 Major negative effects are expected for site SS0869 (Land west of Bildeston Road, Combs) against criterion 16c (Cycling) because the site is located beyond the preferred maximum walking distance to a cycle way, which may discourage sustainable travel. Major negative effects are also expected against criterion 7a (Brownfield/greenfield land) because the site is categorised as greenfield and therefore does not make efficient use of land. The site is also expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.517 Site SS0655 (Land to the east of Tannery Road, Combs) is expected to have major negative effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because over 25% of the site falls within the 'Rural non residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size and also within 100m of a priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated. Major negative effects are also expected for this site in relation to criterion 10b (Surface water flooding) because it contains land with a 1 in 30 year risk of surface water flooding.

E.518 Site SS0655 (Land to the east of Tannery Road, Combs) is also expected to have a major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because it includes two Grade II Listed Buildings, which would be sensitive to physical and setting change. Two Grade II Listed Buildings are also located immediately west of the site, which are also sensitive to setting change.

Conclusions

E.519 Site SS0869 (Land west of Bildeston Road, Combs) performs well against criteria 1c (Public Rights of Way), 4b (Barriers to housing and services) and 16b (Bus). Site SS0869 (Land west of Bildeston Road, Combs) allocated for employment land will make efficient use of previously developed land, whilst also providing over 5ha of employment land.

Cotton Parish

- SS0806: Land north-east of Mill Hill, Cotton (Residential - yield: 15 dwellings)
- SS1187: Land east of Stonham Road, Cotton (Residential – yield: 10 dwellings[1])
- **SS1188: Land north of Mendlesham Road, Cotton (Residential – yield: 5 dwellings)**

Table E.59: Cotton Parish

SA Objective	Criteria	SS0806: Land north-east of Mill Hill, Cotton (Residential)	SS1187: Land east of Stonham Road, Cotton (Residential)	**SS1188: Land north of Mendlesham Road, Cotton (Residential)**
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--
	1b Open space, sport and recreation	++	+	++
	1c Public Rights of Way (PRoW)	++	+	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--	--
	2b Secondary schools	--	--	--
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	--	--	--
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+?	+
	4b Barriers to housing and services	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	0	0	-
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	-	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-
	6b Noise	0	0	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	++	--
	7b Agricultural land classification	-	-	-
	7c Minerals	0	0	0

[1] Based on an assumed density basis.

SA Objective	Criteria	SS0806: Land north-east of Mill Hill, Cotton (Residential)	SS1187: Land east of Stonham Road, Cotton (Residential)	**SS1188: Land north of Mendlesham Road, Cotton (Residential)**
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--	--
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	0	0	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	--?	-?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	-?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	0	-
	13b AONB	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	++
	16c Cycling	--	--	--

Major Positive

E.520 All three residential sites are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and

services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. In addition, all sites are expected to have a major positive effect against criterion 16b (Bus) because they are within a desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.521 Sites SS0806 (Land north-east of Mill Hill, Cotton) and SS1188 (Land north of Mendlesham Road, Cotton) are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land and therefore are likely to encourage healthier and more active lifestyles. However, the effect expected against criterion 1c (Public Rights of Way) in relation to site SS1188 is uncertain, as development could result in the loss or diversion of a Public Right of Way.

E.522 In addition, site SSSS1187 (Land east of Stonham Road, Cotton) is expected to have a major positive effect against criterion 7a (Brownfield/greenfield land) as it is categorised as brownfield and would therefore be an efficient use of land.

Major Negative

E.523 All three residential sites are expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall over the preferred maximum walking distance of primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3b (Settlement hierarchy), 3c (Centres of employment) and 15a (Town and district centres) because neither of the sites are located within or adjacent to a Market Town/Urban Area, Core Village or Hinterland villages, and are located over the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones. A major negative effect is also identified against criterion 1a (GP surgeries) because all of the sites are over the preferred maximum walking distances of a GP surgery.

E.524 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) for both sites because they are located over the preferred maximum walking distance to a railway station and cycle way, which may discourage sustainable travel. Major negative effects are also expected against criterion 7a (Brownfield/greenfield land) for the sites because they are categorised as greenfield and therefore would not make efficient use of land.

E.525 In addition, all sites expected to have major negative effects against criterion 9a (Transport links) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.526 Site SS1188 (Land north of Mendlesham Road, Cotton) is expected to have a major negative effect against criterion 10b (Surface water flooding) because it contains land with a 1 in 30 year risk of surface water flooding.

E.527 Furthermore, site SS1187 (Land east of Stonham Road, Cotton) is expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is located within 100m of priority habitat. However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

Conclusions

E.528 Overall, site SS0806 (Land north-east of Mill Hill, Cotton) is likely to perform slightly better than the other residential sites within the parish, as it performs positively in relation to access to open space and PRoWs, barriers to housing and services, and access to busses. However, the site performs negatively in relation to access to GP surgeries, educational facilities and employment centres, town/district centres and railways and cycle paths. The site also performs poorly in relation to brownfield/greenfield land.

Creeting St Mary Parish

- ***SS0009: Land between Jack's Green Road and A14, Creeting St Mary (Residential - yield: 43 dwellings)***
- **SS0127: Land west of Jacks Green Road, Creeting St Mary (Residential - yield: 5 dwellings)**

Table E.60: Creeting St Mary Parish

SA Objective	Criteria	*SS0009: Land between Jack's Green Road and A14, Creeting St Mary (Residential)*	SS0127: Land west of Jacks Green Road, Creeting St Mary (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	+	+
	1c Public Rights of Way (PRoW)	++	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	++	++
	3c Centres of employment	-	-
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	--	--
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	+/-
	7b Agricultural land classification	-	-
	7c Minerals	-	-

SA Objective	Criteria	SS0009: Land between Jack's Green Road and A14, Creeting St Mary (Residential)	SS0127: Land west of Jacks Green Road, Creeting St Mary (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	+	+
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	--	0
	10b Surface water flooding	--	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	-
	16b Bus	++	++
	16c Cycling	++	++

Major Positive

E.529 Sites SS0009 (Land between Jack's Green Road and A14, Creeting St Mary) and SS0127 (Land west of Jacks Green Road, Creeting St Mary) are expected to have major positive effects in relation to criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way, and therefore are likely to encourage healthier and more active lifestyles. However, the score for site SS0127 (Land west of Jacks Green Road, Creeting St Mary) is recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW. In addition, both sites are expected to have a major positive effect against criteria 16b (Bus) and 16c (Cycling) because they are located within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.530 The sites are also expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. In addition, both sites are expected to have major positive effects against criterion 3b (Settlement hierarchy) as they are located within or adjacent to a settlement towards the top of the settlement hierarchy.

Major Negative

E.531 Both sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall over the preferred maximum walking distance of secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criterion 15a (Town and district centres) because the sites are beyond the preferred maximum walking distance to strategic employment sites/enterprise zones. Major negative effects are also identified against criterion 1a (GP surgeries) because the sites are over the preferred maximum walking distances to a GP surgery. Furthermore, both sites are expected to have major negative effects against criterion 6b (Noise) due to the close proximity of site SS0009 (Land between Jack's Green Road and A14, Creeting St Mary) to the A14 road, and the location of site SS0127 (Land west of Jacks Green Road, Creeting St Mary) within a waste site safeguard area. In addition, both sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as each of the sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.532 Site SS0009 alone (Land between Jack's Green Road and A14, Creeting St Mary) is expected to have major negative effects in relation to criteria 10a (Flood zones) and 10b (Surface water flooding) as part of the site falls within Flood Zone 3, and contains land with a 1 in 30 year risk of surface water flooding. Furthermore, this site is expected to have major negative effects against criterion 7a (Brownfield/greenfield land) because the site is categorised as greenfield and therefore does not make efficient use of land. This site is also expected to have a major negative effect in relation to criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as it is within 100m of a priority habitat. Therefore, this site may affect local biodiversity. However, the major negative effect identified against criterion 11b is uncertain depending upon whether potential negative effects can be mitigated.

Conclusions

E.533 Generally, the sites perform similarly in relation to most of the criteria. However, SS0009 (Land between Jack's Green Road and A14, Creeting St Mary) performs worse than site SS0127 (Land west of Jacks Green Road, Creeting St Mary) in relation to flood risk, brownfield/greenfield land, and effects on priority habitats.

Debenham Parish

- **SS0031: Land north of Ipswich Road, Debenham (Residential - yield: 140 dwellings)**
- SS0267: Land north of Gracechurch Street, Debenham (Residential - yield: 150 dwellings)
- **SS0268: Land east of Aspall Road, Debenham (Residential - yield: 87 dwellings)**
- SS0642: Land to the north of Low Road, Debenham (Residential - yield: 250 dwellings)
- **SS0902: Land south of Low Road, Debenham (Residential - yield: 18 dwellings)**

Table E.61: Debenham Parish

SA Objective	Criteria	**SS0031: Land north of Ipswich Road, Debenham (Residential)**	SS0267: Land north of Gracechurch Street, Debenham (Residential)	**SS0268: Land east of Aspall Road, Debenham (Residential)**	SS0642: Land to the north of Low Road, Debenham (Residential)	**SS0902: Land south of Low Road, Debenham (Residential)**
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++	+	+	++	++
	1b Open space, sport and recreation	++	++	++	++	++
	1c Public Rights of Way (PRoW)	++	++?	++	++?	+
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	++	++	-	-
	2b Secondary schools	+	++	+	++	+
	2c Further and higher education facilities	--	--	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0
	3b Settlement hierarchy	+	+	+	+	+
	3c Centres of employment	--	--	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	++	+
	4b Barriers to housing and services	0	0	0	0	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-
	5b Water Resource Zones	-	-	-	-	-
	5c WwTW Flow Capacity	-	-	-	-	-
	5d Foul Sewerage Network Capacity	-	-	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	-
	6b Noise	0	0	0	0	0
	6c Odour	0	0	0	0	0

SA Objective	Criteria	**SS0031: Land north of Ipswich Road, Debenham (Residential)**	SS0267: Land north of Gracechurch Street, Debenham (Residential)	**SS0268: Land east of Aspall Road, Debenham (Residential)**	SS0642: Land to the north of Low Road, Debenham (Residential)	**SS0902: Land south of Low Road, Debenham (Residential)**
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	--
	7b Agricultural land classification	-	-	-	-	-
	7c Minerals	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	+	++	+	+	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0
	10b Surface water flooding	-	0	0	--	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?	-?	--?
	11c Geological sites	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	--	-
	13b AONB	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0
	14b Employment sites	0	0	0	0	0

SA Objective	Criteria	SS0031: Land north of Ipswich Road, Debenham (Residential)	SS0267: Land north of Gracechurch Street, Debenham (Residential)	SS0268: Land east of Aspall Road, Debenham (Residential)	SS0642: Land to the north of Low Road, Debenham (Residential)	SS0902: Land south of Low Road, Debenham (Residential)
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	+	++
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--
	16b Bus	++	++	++	++	++
	16c Cycling	+	++	++	-	+

Major Positive

E.534 All sites are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 16b (Bus) as they are each within desirable walking distance of at least one bus stop and an open space, sport and/or recreation facility, in addition to open country and/or registered common land. This is therefore likely to encourage healthier and more active lifestyles, and the use of more sustainable modes of transport.

E.535 With the exception of site SS0642 (Land to the north of Low Road, Debenham), all sites are expected to have major positive effects in relation to criterion 15a (Town and district centres) as they are within desirable walking distance of a town/district centre. Furthermore, sites SS0267 (Land north of Gracechurch Street, Debenham) and SS0642 (Land to the north of Low Road, Debenham) are within desirable walking distance of a cycle way and secondary school, and therefore are expected to have major positive effects against criteria 16c (Cycle) and 2b (Secondary schools). Alongside site SS0267, site SS0268 (Land east of Aspall Road, Debenham) is also expected to have major positive effects against criterion 2a (Primary schools) as it is within desirable walking distance of a primary school.

E.536 All sites with the exception of SS0902 (Land south of Low Road, Debenham) are expected to have major positive effects in relation to criterion 1c (Public Rights of Way) as they are each located within desirable walking distance of a PRoW, which may encourage people to lead healthier and more active lifestyles. However, the scores for sites SS0267 (Land north of Gracechurch Street, Debenham) and SS0642 (Land to the north of Low Road, Debenham) are recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW. In addition, sites SS0031 (Land north of Ipswich Road, Debenham), SS0642 (Land to the north of Low Road, Debenham) and SS0902 (Land south of Low Road, Debenham) are expected to have positive effects against criterion 1a (GP surgeries) as they are within desirable walking distance of a GP surgery.

E.537 Site SS0267 (Land north of Gracechurch Street, Debenham) is expected to have a major positive effect against criterion 9a (Transport links) because it performs strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.538 Site SS0642 (Land to the north of Low Road, Debenham) is expected to have major positive effects against criterion 4a (Housing provision) because it will provide in excess of 250 new residential dwellings.

Major Negative

E.539 All sites are expected to have major negative effects against criterion 2c (Further and higher education facilities) because they fall over the preferred maximum walking distance of further and higher education facilities. Major negative effects are also expected against criterion 3c (Centres of employment) because the sites are located over the preferred maximum walking distance to strategic employment sites/enterprise zones. Major negative effects are also identified against criterion 7a (Brownfield/greenfield land) because the sites are categorised as greenfield and therefore do not make efficient use of land. In addition, major negative effects are expected against criterion 16a (Rail) because the sites are located over the preferred maximum walking distance to a railway station, which may discourage this more sustainable mode of travel.

E.540 Sites SS0642 (Land to the north of Low Road, Debenham) and SS0902 (Land south of Low Road, Debenham) are expected to have major negative effects in relation to criterion 10b (surface water flooding) as they both contain land with a 1 in 30 year risk of surface water flooding. Furthermore, with the exception of site SS0642 (Land to the north of Low Road, Debenham), all sites are likely to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as they are within 100m of priority habitats. However, the scores against this criterion are recorded as uncertain.

E.541 Site SS0642 (Land to the north of Low Road, Debenham) is expected to have a major negative effect against criterion 13a (Landscape sensitivity) as it has moderate-high landscape sensitivity to residential development due to sensitivities including the open, undeveloped character, with views across the site to the wider landscape, the sense of separation the site provides between Debenham and nearby farms, the sloping landform and the undeveloped backdrop the site provides to existing development and Maltings Farmhouse (Grade II listed buildings).

Conclusions

E.542 Sites SS0642 (Land to the north of Low Road, Debenham) and SS0902 (Land south of Low Road, Debenham) perform worse than the other sites in relation to criterion 10b (Surface water flooding). However, site SS0902 tends to perform better than other sites against a number of criteria relating to local biodiversity, access to GPs, PRoWs, secondary schools and cycle ways. It is also expected to provide the largest number of new residential dwellings. Site SS0642 (Land to the north of Low Road, Debenham) performs the worst of the sites in relation to landscape sensitivity.

Drinkstone Parish

- SS0791: Land west of Tostock Road and south of A14, Drinkstone (Employment)

Table E.62: Drinkstone Parish

SA Objective	Criteria	SS0791: Land west of Tostock Road and south of A14, Drinkstone (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	N/A
	1b Open space, sport and recreation	N/A
	1c Public Rights of Way (PRoW)	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A
	2b Secondary schools	N/A
	2c Further and higher education facilities	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	0
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A
	4b Barriers to housing and services	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	-

SA Objective	Criteria	SS0791: Land west of Tostock Road and south of A14, Drinkstone (Employment)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+
	14b Employment sites	++
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	+
	16c Cycling	++

Major Positive

E.543 Site SS0791 (Land west of Tostock Road and south of A14, Drinkstone) is expected to have a major positive effect against criterion 14b (Employment sites) as it would provide in excess of 5ha of employment land. A major positive effect is also expected in relation to criterion16c (Cycling) as the site is within desirable walking distance of at least one cycle way, which may encourage people to travel by more sustainable modes of transport.

Major Negative

E.544 Site SS0791 (Land west of Tostock Road and south of A14, Drinkstone) is expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) as the site is categorised as greenfield land, which does not make efficient use of land. In addition, major negative effects are also expected for the site against criteria 3b (Settlement hierarchy) and 15a (Town and district centres) because it is located towards the bottom of the settlement hierarchy and beyond the preferred maximum walking distance from a town/district centre. The site is also expected to have a major negative effect in relation to criterion 16a (Rail) as it is located over the preferred maximum walking distance from a railway station, which may discourage the use of sustainable modes of transport.

E.545 A major negative but uncertain effect is expected in relation to criterion 11a (Internationally and nationally designated biodiversity assets) because over 25% of the site falls within the 'Air pollution' SSSI Impact Risk Zone. Lastly, the site is expected to have major negative effects in relation to criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and therefore development may exacerbate air quality issues within the AQMA.

Conclusions

E.546 Overall, site SS0791 (Land west of Tostock Road and south of A14, Drinkstone) performs well in relation to employment because it will provide over 5ha of employment land. It also performs well in relation to access to cycle infrastructure. However, the site performs poorly in relation to access to railway stations and town/district centres, largely due to the fact is located towards the bottom of the settlement hierarchy. In addition, the site does not perform well in relation to criterion 7a (Brownfield/greenfield land).

Elmswell Parish

- **SS0039: Land north of Church Road, Elmswell (Residential - yield: 60 dwellings)**
- ***SS0085: Land east of Ashfield Road, Elmswell (Residential - yield: 106 dwellings)***
- ***SS0096: Land south of Church Road, Elmswell (Residential - yield: 38 dwellings)***
- **SS0107: Land north-west of School Road, Elmswell (Residential - yield: 50 dwellings)**
- **SS0132: Land west of Station Road, Elmswell (Residential - yield: 100 dwellings)**
- SS0330: Land at Grove Lane, Elmswell (Employment)

Table E.63: Elmswell Parish

SA Objective	Criteria	SS0039: Land north of Church Road, Elmswell (Residential)	SS0085: Land east of Ashfield Road, Elmswell (Residential)	SS0096: Land south of Church Road, Elmswell (Residential)	SS0107: Land north-west of School Road, Elmswell (Residential)	SS0132: Land west of Station Road, Elmswell (Residential)	SS0330: Land at Grove Lane, Elmswell (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--	--	--	N/A
	1b Open space, sport and recreation	--	++	++	++	++	N/A
	1c Public Rights of Way (PRoW)	++	++	++	++?	++?	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	+	++	+	-	N/A
	2b Secondary schools	--	--	--	--	--	N/A
	2c Further and higher education facilities	--	--	--	--	--	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0	0
	3b Settlement hierarchy	+	+	+	+	+	+
	3c Centres of employment	-	--	-	-	-	0
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	+	N/A
	4b Barriers to housing and services	0	++	0	0	0	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	--	--	-
	5b Water Resource Zones	-	-	-	-	-	-
	5c WwTW Flow Capacity	-	-	-	-	-	-
	5d Foul Sewerage Network Capacity	-	-	-	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--
	6b Noise	0	0	0	0	0	0
	6c Odour	0	0	0	0	0	0

SA Objective	Criteria	SS0039: Land north of Church Road, Elmswell (Residential)	SS0085: Land east of Ashfield Road, Elmswell (Residential)	SS0096: Land south of Church Road, Elmswell (Residential)	SS0107: Land north-west of School Road, Elmswell (Residential)	SS0132: Land west of Station Road, Elmswell (Residential)	SS0330: Land at Grove Lane, Elmswell (Employment)
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	--	--
	7b Agricultural land classification	--	-	-	-	-	-
	7c Minerals	-	-	--	-	-	0
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	-	-
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0
	10b Surface water flooding	0	0	--	0	0	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	0	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	0	0	0	0	--?
	11c Geological sites	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	--?	0?	-	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	-	-
	13b AONB	0	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0	+
	14b Employment sites	0	0	0	0	0	++

SA Objective	Criteria	SS0039: Land north of Church Road, Elmswell (Residential)	SS0085: Land east of Ashfield Road, Elmswell (Residential)	SS0096: Land south of Church Road, Elmswell (Residential)	SS0107: Land north-west of School Road, Elmswell (Residential)	SS0132: Land west of Station Road, Elmswell (Residential)	SS0330: Land at Grove Lane, Elmswell (Employment)
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	++	+	+	++	++	-
	16b Bus	++	++	++	++	++	+
	16c Cycling	--	--	--	--	--	--

Major Positive

E.547 All residential sites are expected to have major positive effects against criterion 1c (Public Rights of Way) as they are located within desirable walking distance of a PRoW, and therefore are likely to encourage healthier and more active lifestyles. However, the scores for sites SS0107 (Land north-west of School Road, Elmswell) and SS0132 (Land west of Station Road, Elmswell) are recorded as uncertain as development could result in the loss or diversion of the PRoW. All the residential sites are also within desirable walking distance of at least one bus stop. Therefore, all sites are expected to have major positive effects in relation to criterion 16b (Bus), as they may encourage travel by sustainable transport modes.

E.548 In addition, all residential sites with the exception of site SS0039 (Land north of Church Road, Elmswell) are expected to have major positive effects in relation to criterion 1b (Open space, sport and recreation) because they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore are likely to encourage healthier and more active lifestyles. Similarly, sites SS0039 (Land north of Church Road, Elmswell), SS0107 (Land north-west of School Road, Elmswell) and SS0132 (Land west of Station Road, Elmswell) are each anticipated to have major positive effects in relation to criterion 16a (Rail) as they are each within desirable walking distance of a railway station, which may encourage people to travel by this more sustainable mode of transport.

E.549 Site SS0085 (Land east of Ashfield Road, Elmswell) is also expected to have major positive effects in relation to criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.550 In addition, site SS0330 (Land at Grove Lane, Elmswell) is expected to have major positive effects in relation to criterion 14b (Employment sites) as the as the sites will provide more than 5ha of employment land. Site SS0096 (Land south of Church Road, Elmswell) is also expected to have a major positive effect in relation to criterion 2a (Primary schools) as it is located within the desirable walking distance from a primary school.

Major Negative

E.551 All sites are expected to have major negative effects against criteria 15a (Town and district centres) and 16c (Cycling) because the sites are located over the preferred maximum walking distance to town and district centres, and a cycle way. Furthermore, all the sites are classified as greenfield land, and therefore are expected to have major negative effects in relation to criterion 7a (Brownfield/greenfield land) as they do not make efficient use of land. In addition, all sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as each of the sites are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA.

E.552 All residential sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they are over the preferred maximum walking distance of secondary schools, in addition

to further and higher education facilities. Major negative effects are also identified against criterion 1a (GP surgeries) because the residential sites are over the preferred maximum walking distance to a GP surgery.

E.553 Site SS0096 is likely to have major negative effects against criteria 7c (Minerals) and 10b (Surface water flooding) as it is within 250m of a proposed mineral extraction site and also contains land with a 1 in 30 year risk of surface water flooding. Site SS0330 (Land at Grove Lane, Elmswell) is also expected to have major negative effects in relation to criterion 10b (Surface water flooding).

E.554 Site SS0039 (Land north of Church Road, Elmswell) is expected to have major negative effects in relation to criteria 1b (Open space, sport and recreation) because it is over the preferred maximum walking distance to an open space, sport and/or recreation facility, in addition to open country and/or registered common land. It is also expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is within 100m of a priority habitat. It is also the only site expected to have a major negative effect in relation to criterion 7b (Agricultural land classification) because it contains Grade 2 agricultural land, and development would not be an efficient use of land. Site SS0330 (Land at Grove Lane, Elmswell) is also expected to have major negative effects in relation to criterion 11b. However, the effects against criterion 11b are recorded as uncertain depending upon whether potential negative effects can be mitigated.

E.555 In addition, major negative effects are also expected against criterion 5a (Source Protection Zones) for sites SS0107 (Land north-west of School Road, Elmswell) and SS0132 (Land west of Station Road, Elmswell) as they both fall within a Source Protection Zone 1.

E.556 Site SS0085 (Land east of Ashfield Road, Elmswell) is expected to have a major negative but effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because there are several Grade II Listed Buildings located nearby that are susceptible to setting change.

E.557 Lastly, site SS0085 (Land east of Ashfield Road, Elmswell) is expected to have a major negative effect against criterion 3c (Centres of employment) because although it is located in the preferred maximum walking distance of a Strategic Employment Site/Enterprise Zone, the A14 creates a boundary to this centre of employment.

Conclusions

E.558 Generally, the sites tend to perform similarly in relation to most criteria. However, site SS0096 (Land south of Church Road, Elmswell) performs worse than the rest in relation to criterion 7c (Minerals). Site SS0330 (Land at Grove Lane, Elmswell) and SS0096 also perform worse than the rest of the sites in relation to criterion 10b (Surface water flooding). Site SS0039 (Land north of Church Road, Elmswell) performs worse than the rest of the residential sites in relation to criteria 1b (Open space, sport and recreation) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland). Likewise, site SS0330 (Land at Grove Lane, Elmswell) performs poorly against criterion 11b.

E.559 Due to its location, site SS0085 performs best out of all the residential sites against criterion 4b (Barriers to housing and services). Likewise, sites SS0039 (Land north of Church Road, Elmswell), SS0107 (Land north-west of School Road, Elmswell) and SS0132 (Land west of Station Road, Elmswell) perform better than the rest of the sites in relation to criterion 16a (Rail). However, site SS0085 performs the worst in relation to criterion 12a (Nationally and locally designated and non-designated heritage assets) while the two latter sites perform worst in relation to criterion 5a (Source Protection Zone) as they are both located within Source Protection Zone 1.

Eye Parish

- SS0014: Land north of Maple Way, Eye (Residential - yield: 150 dwellings)
- **SS0614: Land north of Millfield, Eye (Residential - yield: 34 dwellings)**
- **SS0615: Land at allotments north of Millfield, Eye (Residential - yield: 72 dwellings)**
- **SS0672: Land north of Church Street, Eye (Residential - yield: 12 dwellings)**
- **SS0928: Land at Eye Airfield, Eye (Employment)**
- **SS1118: Land north of Magdalen Street, Eye (Residential - yield: 80 dwellings)**
- **SS1202: Land south of Eye Airfield, Eye (Residential - yield: 174 dwellings)**

Table E.64: Eye Parish

SA Objective	Criteria	SS0014: Land north of Maple Way, Eye (Residential)	**SS0614: Land north of Millfield, Eye (Residential)**	**SS0615: Land at allotments north of Millfield, Eye (Residential)**	**SS0672: Land north of Church Street, Eye (Residential)**	**SS0928: Land at Eye Airfield, Eye (Employment)**	**SS1118: Land north of Magdalen Street, Eye (Residential)**	**SS1202: Land south of Eye Airfield, Eye (Residential)**
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	+	+	++	+	N/A	++	+
	1b Open space, sport and recreation	++	+	+	+	N/A	+	+
	1c Public Rights of Way (PRoW)	++	++?	++?	++	N/A	++?	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	-	++	N/A	+	-
	2b Secondary schools	+	++	++	+	N/A	++	++
	2c Further and higher education facilities	--	--	--	--	N/A	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0	0	0
	3b Settlement hierarchy	++	++	++	++	++	++	++
	3c Centres of employment	+	++	+	-	0	-	++
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	N/A	+	+
	4b Barriers to housing and services	0	0	0	0	N/A	0	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-	--	-
	5b Water Resource Zones	-	0	0	0	-	-	0
	5c WwTW Flow Capacity	0	0	0	0	0	0	0
	5d Foul Sewerage Network Capacity	-	-	-	-	0	-	-

SA Objective	Criteria	SS0014: Land north of Maple Way, Eye (Residential)	SS0614: Land north of Millfield, Eye (Residential)	SS0615: Land at allotments north of Millfield, Eye (Residential)	SS0672: Land north of Church Street, Eye (Residential)	SS0928: Land at Eye Airfield, Eye (Employment)	SS1118: Land north of Magdalen Street, Eye (Residential)	SS1202: Land south of Eye Airfield, Eye (Residential)
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	0	0	0	0	-	0	0
	6b Noise	0	0	0	0	0	0	0
	6c Odour	0	0	0	0	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	++	--	++	--
	7b Agricultural land classification	--	-	-	-	-	-	-
	7c Minerals	-	-	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	+	++	++
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0	0
	10b Surface water flooding	0	0	0	0	--	0	-
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	--?	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	0	0	-?	--?	--?	-?
	11c Geological sites	0	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	-?	-?	--?	-?	-?	-

SA Objective	Criteria	SS0014: Land north of Maple Way, Eye (Residential)	SS0614: Land north of Millfield, Eye (Residential)	SS0615: Land at allotments north of Millfield, Eye (Residential)	SS0672: Land north of Church Street, Eye (Residential)	SS0928: Land at Eye Airfield, Eye (Employment)	SS1118: Land north of Magdalen Street, Eye (Residential)	SS1202: Land south of Eye Airfield, Eye (Residential)
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	0	-	?	--
	13b AONB	0	0	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	+	0	0
	14b Employment sites	0	0	0	0	++	--	0
15. To revitalise the District's town centres.	15a Town and district centres	+	+	+	++	--	++	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--	--	--
	16b Bus	++	++	++	++	++	++	++
	16c Cycling	+	++	++	++	++	++	++

Major Positive

E.560 All sites are expected to have a major positive effect against criterion 3b (Settlement hierarchy) because they are located within or adjacent to the market town of Eye. They are also all expected to have major positive effects against criterion 16b (Bus) as they are all within desirable walking distance of at least one bus stop, which may encourage travel by this more sustainable mode of transport. With the exception of SS0928 (Land at Eye Airfield, Eye), the sites are also expected to have a major positive effect against criterion 9a (Transport links) because they perform strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c. All sites with the exception of SS0014 (Land north of Maple Way, Eye) are expected to have a major positive effect against criterion 16c (Cycling) because they are within desirable walking distance of at least one cycle way.

E.561 All residential sites (excluding employment site SS0928) are expected to have major positive effects against criterion 1c (Public Rights of Way) as they are located within desirable walking distance of a PRoW, and therefore are likely to encourage healthier and more active lifestyles. However, the scores for sites SS0614 (Land north of Millfield, Eye), SS0615 (Land at allotments north of Millfield, Eye), SS1118 (Land north of Magdalen Street, Eye) and SS1202 (Land south of Eye Airfield, Eye) are recorded as uncertain as development could result in the loss or diversion of the PRoW. All residential sites with the exception of SS0014 (Land north of Maple Way, Eye) and SS0672 (Land north of Church Street, Eye) are expected to have a major positive effect in relation to criterion 2b (Secondary schools) because they are within desirable walking distance of a secondary school.

E.562 Sites SS0672 (Land north of Church Street, Eye) and SS1118 (Land north of Magdalen Street, Eye) are both expected to have major positive effects against criteria 7a (Brownfield/greenfield land) and 15a (Town and district centres) as they are each classified as brownfield land, which is an efficient use of land, and are both located within desirable walking distance of a town/district centre. Site SS0672 (Land north of Church Street, Eye) alone is expected to have a major positive effect against criterion 2a (Primary schools) because it is located within desirable walking distance of a primary school.

E.563 Sites SS0615 (Land at allotments north of Millfield, Eye) and SS1118 (Land north of Magdalen Street, Eye) are expected to have major positive effects against criterion 1a (GP surgeries) because they are located within desirable walking distance of a GP surgery. Sites SS0614 (Land north of Millfield, Eye) and SS1202 (Land south of Eye Airfield, Eye) are expected to have a major positive effect against criterion 3c (Centres of employment) because they are located within desirable walking distance of a strategic employment site/enterprise zone.

E.564 Site SS0014 (Land north of Maple Way, Eye) is expected to have a major positive effect against criterion 1b (Open space, sport and recreation) because it is the only site within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land.

E.565 Lastly, employment site SS0928 (Land at Eye Airfield, Eye) is expected to have major positive effects in relation to criterion 14b (Employment sites) as the site will provide more than 5ha of employment land.

Major Negative

E.566 All sites are expected to have a major negative effect against criterion 16a (Rail) because the sites are located over the preferred maximum walking distance to a railway station, which may discourage sustainable travel. All sites with the exception of SS0672 (Land north of Church Street, Eye) and SS1118 (Land north of Magdalen Street, Eye) are expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) because they comprise greenfield land, the development of which would be an inefficient use of land.

E.567 All residential sites (excluding employment site SS0928) are expected to have major negative effects against criterion 2c (Further and higher education facilities) because they are over the preferred maximum walking distance of further and higher education facilities.

E.568 Sites SS0014 (Land north of Maple Way, Eye), SS0614 (Land north of Millfield, Eye), SS0615 (Land at allotments north of Millfield, Eye), SS0928 (Land at Eye Airfield, Eye) and SS1202 (Land south of Eye Airfield, Eye) are expected to have major negative effects in relation to criterion 7a (Brownfield/greenfield land) as they are all classified as greenfield land, and development would not be an efficient use of land. Additionally, site SS0014 (Land north of Maple Way, Eye) is also identified as having a major negative effect against criterion 7b (Agricultural land classification) as part of the site is on Grade 2 agricultural land and development would not be an efficient land use.

E.569 In addition, sites SS0014 (Land north of Maple Way, Eye), SS0928 (Land at Eye Airfield, Eye) and SS1118 (Land north of Magdalen Street, Eye) are each expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because they are within 100m of a priority habitat and/or ancient woodland, and in the case of site SS0928 (Land at Eye Airfield, Eye), within 250m of Broome Field County Wildlife Site. Therefore, the development of the sites is likely to affect local biodiversity. However, the major negative effects identified against criterion 11b are uncertain depending upon whether potential negative effects can be mitigated. Employment site SS0928 (Land at Eye Airfield, Eye) is also expected to have a major negative effect against criterion 11a (Internationally and nationally designated biodiversity assets) because more than 25% of the site falls within the 'Air pollution' SSSI Impact Risk Zone relevant to the site size.

E.570 Sites SS1202 (Land south of Eye Airfield, Eye) and SS0928 (Land at Eye Airfield, Eye) are likely to have major negative effects in relation to criterion 15a (Town and district centres) as they are located over the preferred maximum walking distance to a town/district centre. Site SS0928 (Land at Eye Airfield, Eye) is also expected to have major negative effects in relation to criterion 10b (Surface water flooding) as part of the site contains land with a 1 in 30 year risk of surface water flooding.

E.571 Site SS1202 (Land south of Eye Airfield, Eye) is also expected to have a major negative effect against criterion 13a (Landscape sensitivity) as it has moderate-high landscape sensitivity to residential development due to the lack of association between the site and the existing settlement edge, and development would detract from the rural agricultural setting of Eye. Development would not be in keeping with the current settlement form and would slightly reduce the sense of separation between Eye and Langton Green business park to the north. The site is also visually prominent on the open arable landscape, further elevating sensitivity.

E.572 Site SS1118 (Land north of Magdalen Street, Eye) is anticipated to have major negative effects in relation to criteria 5a (Source Protection Zones) as it falls within a Source Protection Zone 1. It is also expected to have major negative effects against criterion 14b (Employment sites) as development will result in the loss of an existing employment area greater than 5 ha in size.

E.573 Site SS0672 (Land north of Church Street, Eye) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because it is located wholly within the Eye Conservation Area and there is potential for character change.

Conclusions

E.574 Site SS0672 (Land north of Church Street, Eye) performs more strongly than the other residential sites in that it is located within desirable walking distance of a primary school. It also comprises brownfield land and therefore its development will make efficient use of previously developed land. It is also located within desirable walking distance of a town/district centre. The employment site, SS0928 (Land at Eye Airfield, Eye), is expected to provide over five hectares of employment land, whilst also having good access to sustainable modes of transport. However, it comprises greenfield land and its development will not make efficient use of land. It also contains land with a 1 in 30 year risk of surface water flooding. Site SS1202 (Land south of Eye Airfield, Eye) performs worst of the sites in relation to landscape sensitivity.

Finningham Parish

- **SS0380: Land south of Wickham Road, Finningham (Residential - yield: 10 dwellings)**
- **SS0849: Land west Gislingham Road, Finningham (Residential - yield: 10 dwellings)**

Table E.65: Finningham Parish

SA Objective	Criteria	SS0380: Land south of Wickham Road, Finningham (Residential)	SS0849: Land west Gislingham Road, Finningham (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	0	0
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-	--
	7b Agricultural land classification	--	-
	7c Minerals	-	-

SA Objective	Criteria	SS0380: Land south of Wickham Road, Finningham (Residential)	SS0849: Land west Gislingham Road, Finningham (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	-	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	?
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	+
	16c Cycling	--	--

Major Positive

E.575 Both sites are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore are likely to encourage healthier and more active lifestyles. The sites are also expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.576 In addition, site SS0380 (Land south of Wickham Road, Finningham) is also expected to have major positive effects against criterion 16b (Bus) as it is within desirable walking distance of at least one bus stop and therefore likely to encourage use of this more sustainable mode of transport.

Major Negative

E.577 Both sites are expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because they over the preferred maximum walking distance of primary schools, secondary schools, and further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are located over the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres. A major negative effect is also identified against criterion 1a (GP surgeries) because the sites are over the preferred maximum walking distance of a GP surgery.

E.578 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the sites are located over the preferred maximum walking distance to a railway station and cycle way, which may discourage sustainable travel. They are also both expected to have a major negative effect against criterion 9a (Transport links) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c. Site SS0380 (Land south of Wickham Road, Finningham) is expected to have major negative effect against criterion 7b (Agricultural land classification) as it is entirely Grade 2 agricultural land. A major negative effect is also expected against criterion 7a (Brownfield/greenfield land) for site SS0849 (Land west Gislingham Road, Finningham) because the site is categorised as greenfield and therefore does not make efficient use of land.

Conclusions

E.579 Site SS0849 (Land west Gislingham Road, Finningham) performs more poorly than SS0380 (Land south of Wickham Road, Finningham) in relation to brownfield/greenfield land. Site SS0380 performs more strongly than SS0849 in relation to criterion 16b (Bus), however, performs worse in relation to criterion 7b (Agricultural land classification).

Fressingfield Parish

- ***SS0058: Land between Oatfields and Stradbroke Road, Fressingfield (Residential - yield: 18 dwellings)***

Table E.66: Fressingfield Parish

SA Objective	Criteria	*SS0058: Land between Oatfields and Stradbroke Road, Fressingfield (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0
	5b Water Resource Zones	0
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	-

SA Objective	Criteria	*SS0058: Land between Oatfields and Stradbroke Road, Fressingfield (Residential)*
8. To promote the sustainable management of waste	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.580 Site SS0058 (Land between Oatfields and Stradbroke Road, Fressingfield) is expected to have major positive effects against criteria 1a (GP surgeries), 1b (Open space, sport and recreation) and 1c (Public Rights of Way) as it is located within desirable walking distance of a GP surgery, PRoW, and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore is likely to encourage healthier and more active lifestyles. Furthermore, the site is within desirable walking distance of a primary school and at least one bus stop. Therefore, the site is expected to have major positive effects in relation to criteria 2a (Primary schools) and 16b (Bus).

E.581 The site is also expected to have major positive effects against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.582 Site SS0058 (Land between Oatfields and Stradbroke Road, Fressingfield) is expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because it falls over the preferred maximum walking distance of secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) for the site as it falls over the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres.

E.583 Major negative effects are also expected against criteria 16a (Rail) and 16c (Cycling) for the site because it is located over the preferred maximum walking distance from a railway station and cycle way. Furthermore, major negative effects are expected against criterion 7a (Brownfield/greenfield land) as the site is categorised as greenfield and therefore does not make efficient use of land. The site is also expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it includes a priority habitat. Therefore, the development of the site is likely to affect local biodiversity. However, the major negative effect recorded against criterion 11b is uncertain depending upon whether potential negative effects can be mitigated.

Conclusions

E.584 Overall, site SS0058 (Land between Oatfields and Stradbroke Road, Fressingfield) performs well in relation to access to GP surgeries, open space and PROWs, primary schools, barriers to housing and services, and access to busses. However, the site performs poorly in relation to access to secondary and further educational facilities and employment centres, town/district centres and railways and cycle paths. The site also performs poorly in relation to brownfield/greenfield land and local biodiversity.

Great Blakenham Parish

- **SS0654: Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham (Residential - yield: 8 dwellings)**
- SS0864: Land north of Gipping Road, Great Blakenham (Residential - yield: 20 dwellings)
- SS0952: Land south of Gipping Road, Great Blakenham (Residential - yield: 10 dwellings)

Table E.67: Great Blakenham Parish

SA Objective	Criteria	**SS0654: Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham (Residential)**	SS0864: Land north of Gipping Road, Great Blakenham (Residential)	SS0952: Land south of Gipping Road, Great Blakenham (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	-	-
	1b Open space, sport and recreation	++	++	+
	1c Public Rights of Way (PRoW)	++?	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	-	-
	2b Secondary schools	-	-	-
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	++	++	++
	3c Centres of employment	+	++	++
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	0	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--
	6b Noise	--	--	--
	6c Odour	0	0	0

SA Objective	Criteria	**SS0654: Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham (Residential)**	SS0864: Land north of Gipping Road, Great Blakenham (Residential)	SS0952: Land south of Gipping Road, Great Blakenham (Residential)
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	++	++
	7b Agricultural land classification	--	-	-
	7c Minerals	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	+	+
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	--	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	-?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	0?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	0	0
	13b AONB	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	-	0

SA Objective	Criteria	SS0654: Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham (Residential)	SS0864: Land north of Gipping Road, Great Blakenham (Residential)	SS0952: Land south of Gipping Road, Great Blakenham (Residential)
15. To revitalise the District's town centres.	15a Town and district centres	-	-	-
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	++
	16c Cycling	--	-	-

Major Positive

E.585 All sites are expected to have major positive effects against criterion 1c (Public Rights of Way) as they are located within desirable walking distance of a PRoW, and therefore are likely to encourage healthier and more active lifestyles. However, the score for site SS0654 (Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham) is recorded as uncertain as development could result in the loss or diversion of the PRoW. The sites are also within desirable walking distance of at least one bus stop. Therefore, all sites are expected to have major positive effects in relation to criterion 16b (Bus), as they may encourage travel by sustainable transport modes.

E.586 The sites are likely to have major positive effects in relation to criterion 3b (Settlement hierarchy) as they are each located within or adjacent to Great Blakenham, which is identified as part of the Mid Suffolk Ipswich Fringe. They are also expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.587 Sites SS0864 (Land north of Gipping Road, Great Blakenham) and SS0952 (Land south of Gipping Road, Great Blakenham) are expected to have major positive effects in relation to criteria 3c (Centres of employment) and 7a (Brownfield/greenfield land) as they are located within desirable walking distance of strategic employment sites/enterprise zones, and are also located on brownfield land, which is considered to be an efficient use of land. Sites SS0654 (Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham) and SS0864 (Land north of Gipping Road, Great Blakenham) are expected to have a major positive effect against criterion 1b (Open space, sport and recreation) because they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles.

Major Negative

E.588 All sites are expected to have major negative effects in relation to criteria 6a (AQMAs) and 6b (Noise) because they are located within 12.5km of an AQMA and fall within a Site Safeguarded Area of a waste management facility, whilst also experiencing noise pollution. Furthermore, all sites are expected to have major negative effects in relation to criteria 15a (Town and district centres) and 16a (Rail) because they are located over the preferred maximum walking distance to town and district centres, and railway stations, which may discourage the use of these more sustainable modes of transport. In addition, all sites are expected to have major negative effects in relation to criterion 2c (Further and higher education facilities) as they are located over the preferred maximum walking distance to such facilities.

E.589 All three sites fall within the immediate vicinity of a SSSI (the 'All consultations' SSSI Impact Risk Zone) and/or within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity, and as such are expected to have major negative

effects against criterion 11a (Internationally and nationally designated biodiversity assets). However, these effects are uncertain depending upon whether potential negative effects can be mitigated. Sites SS0654 (Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham) and SS0864 (Land north of Gipping Road, Great Blakenham) are also expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because they are within 250m of at least one County Wildlife Site, including Great Wood, Great Blakenham Churchyard, RNR 106, River Gipping, Barham Pits, and Shrubland Park County Wildlife Sites. Site SS0654 is also within 100m of a priority habitat and ancient woodland. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.590 Site SS0654 (Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham) is also identified as having major negative effects in relation to criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) as it is classified as greenfield land and is entirely on Grade 2 agricultural land, which is considered some of the best and most versatile agricultural land. In addition, the site is expected to have major negative effects in relation to criteria 1a (GP surgeries), 2a (Primary schools) and 16c (Cycling) as it is located over the preferred maximum walking distance to a GP surgery, primary schools, and a cycle way. The site also contains land with a 1 in 30 year risk of surface water flooding, and as such is likely to have major negative effects in relation to criterion 10b (Surface water flooding).

Conclusions

E.591 Overall, site SS0864 (Land north of Gipping Road, Great Blakenham) performs more strongly than the rest of the sites in this Parish, particularly as a result of its accessibility to open space, sport and recreation facilities, in addition to centres of employment. It also comprises brownfield land. Site SS0654 (Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham) performs the worst, particularly in relation to access to GP surgeries and further education facilities, proximity to cycle ways, and its location on greenfield land and high quality agricultural land. Site SS0654 also performs poorly in relation to surface water flooding and local biodiversity.

Great Bricett Parish

- ***SS1293: Land south of Great Bricett Business Park, Great Bricett (Residential – yield: 51 dwellings)***

Table E.68: Great Bricett Parish

SA Objective	Criteria	*SS1293: Land south of Great Bricett Business Park, Great Bricett (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	-
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-
	7b Agricultural land classification	-
	7c Minerals	0

SA Objective	Criteria	SS1293: Land south of Great Bricett Business Park, Great Bricett (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	--
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.592 Site SS1293 (Land south of Great Bricett Business Park, Great Bricett) is expected to have a major positive effect against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way. Therefore, development of this site is likely to encourage healthier and more active lifestyles. Furthermore, the site is within desirable walking distance of at least one bus stop. Therefore, the site is expected to encourage sustainable transport, with a major positive effect expected in relation to criterion 16b (Bus).

Major Negative

E.593 Site SS1293 (Land south of Great Bricett Business Park, Great Bricett) is expected to have major negative effects against criteria 1a (GP surgeries), 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance to a GP surgery, a secondary school, and a further and higher educational facility. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones and town and district centres.

E.594 A major negative effect is expected against criterion 9a (Transport links) for this site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.595 Major negative effects are also expected against criteria 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance to a railway station and cycle way. The site is also expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is within 100m of a priority habitat. Therefore, development of the site may have an adverse effect on local biodiversity. However, the effect is recorded as uncertain depending upon whether potential negative effects can be mitigated.

E.596 Additionally, the site is expected to have a major negative effect against criterion 14b (Employment sites) because its development will result in the loss of an existing employment area greater than 5 ha in size.

Conclusions

E.597 Site SS1293 (Land south of Great Bricett Business Park, Great Bricett) performs well in relation to Public Rights of Way and bus stops. However, it does not perform as well in relation to access to GP surgeries, educational facilities, town/district centres, centres for employment and transport links. It also performs poorly in relation to local biodiversity, loss of employment sites, and accessibility to railway stations and cycle ways.

Great Finborough Parish

- ***SS0860: Land to the east of Pear Tree Place, Great Finborough (Residential - yield: 21 dwellings)***
- SS1055: Land west of High Road, Great Finborough (Residential - yield: 25 dwellings)

Table E.69: Great Finborough Parish

SA Objective	Criteria	***SS0860: Land to the east of Pear Tree Place, Great Finborough (Residential)***	SS1055: Land west of High Road, Great Finborough (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	+	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	0	0

SA Objective	Criteria	***SS0860: Land to the east of Pear Tree Place, Great Finborough (Residential)***	SS1055: Land west of High Road, Great Finborough (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	-
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.598 Both sites are expected to have major positive effects against criterion 2a (Primary schools) as the sites are within desirable walking distance of at least one primary school. Additionally, the sites are both located within desirable walking distance of at least one bus stop, and an open space, sport and/or recreation facility, in addition to open country and/or registered common land which may encourage sustainable travel and healthier and more active lifestyles. Therefore, both sites are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 16b (Bus).

E.599 The sites are also expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.600 In addition, site SS1055 (Land west of High Road, Great Finborough) is expected to have major positive effects in relation to criterion 1c (Public Rights of Way) because it is located within a desirable walking distance of a Public Right of Way, and therefore is likely to encourage healthier and more active lifestyles.

Major Negative

E.601 Both sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall beyond the preferred maximum walking distance to secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites fall beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres. Major negative effects are also identified against criterion 1a (GP surgeries) because both sites are beyond the preferred maximum walking distance to a GP surgery. Major negative effects are also expected against criteria 16a (Rail) and 16c (Cycling) for both sites because they are located beyond the preferred maximum walking distance to at least one railway station and cycle way.

E.602 Furthermore, major negative effects are expected against criterion 7a (Brownfield/greenfield land) as the sites are categorised as greenfield and therefore do not make efficient use of land. The sites are also expected to have major negative effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because both sites are located within 100m of a priority habitat. Therefore, the development of the sites is likely to affect local biodiversity. However, the major negative effects identified against criterion 11b are uncertain depending on whether potential negative effects can be mitigated.

Conclusions

E.603 Overall, the sites perform similarly in relation to most criteria. Site SS1055 (Land west of High Road, Great Finborough) performs better than SS0860 (Land to the east of Pear Tree Place, Great Finborough) in relation to access to Public Rights of Way.

Haughley Parish

- ***SS0004: Land south of Bacton Road, Haughley (Residential – yield: 98 dwellings)***
- ***SS0047: Land west of Fishponds Way, Haughley (Residential – yield: 65 dwellings)***
- ***SS0270: Land north of Station Road, Haughley (Residential – yield: 29 dwellings)***
- SS0930: Land north-east of Tot Hill, Stowmarket (Employment)

Table E.70: Haughley Parish

SA Objective	Criteria	*SS0004: Land south of Bacton Road, Haughley (Residential)*	*SS0047: Land west of Fishponds Way, Haughley (Residential)*	*SS0270: Land north of Station Road, Haughley (Residential)*	SS0930: Land north-east of Tot Hill, Stowmarket (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--	N/A
	1b Open space, sport and recreation	++	+	+	N/A
	1c Public Rights of Way (PRoW)	++	++	++	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	+	N/A
	2b Secondary schools	--	--	--	N/A
	2c Further and higher education facilities	--	--	--	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0
	3b Settlement hierarchy	+	+	+	++
	3c Centres of employment	--	--	--	0
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	N/A
	4b Barriers to housing and services	++	++	++	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-
	5b Water Resource Zones	-	-	-	-
	5c WwTW Flow Capacity	0	0	0	-
	5d Flow Sewerage Network Capacity	-	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-
	6b Noise	0	0	0	0
	6c Odour	--	--	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--
	7b Agricultural land classification	-	--	--	-
	7c Minerals	0	-	-	-

SA Objective	Criteria	***SS0004: Land south of Bacton Road, Haughley (Residential)***	***SS0047: Land west of Fishponds Way, Haughley (Residential)***	***SS0270: Land north of Station Road, Haughley (Residential)***	SS0930: Land north-east of Tot Hill, Stowmarket (Employment)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	-	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0
	10b Surface water flooding	0	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	0	--?
	11c Geological sites	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	0?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-
	13b AONB	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	+
	14b Employment sites	0	0	0	+
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--
	16b Bus	++	++	++	+
	16c Cycling	--	--	--	++

Major Positive

E.604 All residential sites are expected to have a major positive effect in relation to criterion 1c (Public Rights of Way) because they are within desirable walking distance of at least one PRoW. They are also expected to have a major positive effect against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop. All three residential sites fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

E.605 Site SS0004 (Land south of Bacton Road, Haughley) is expected to have a major positive effect in relation to criteria 1b (Open space, sport and recreation) and 2a (Primary schools) because it is within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country or registered common land. It is also within desirable walking distance of primary schools. Therefore, it is likely to encourage healthier and more active lifestyles, as well as maintain and improve the levels of education in the overall population.

E.606 Employment site SS0930 (Land north-east of Tot Hill, Stowmarket) is expected to have a major positive effect in relation to criterion 3b (Settlement hierarchy) because it is located within or adjacent to a settlement towards the top of the settlement hierarchy. It is also expected to have a major positive effect against criterion 16c (Cycling) because it is located within desirable walking distance of a cycle path.

Major negative

E.607 All sites are expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and therefore would not make efficient use of land. They are also expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland) because they fall within 100m of priority habitat. Indeed, a large proportion of site SS0930 contains a priority habitat. The effects are uncertain depending upon whether potential negative effects can be mitigated. Employment site SS0930 (Land north-east of Tot Hill, Stowmarket) is also expected to have a major negative effect against criterion 11a (Locally designated biodiversity assets, priority habitats and ancient woodland) because 25% or more of the site falls within the 'Rural non-residential', 'Air pollution' and 'Water supply' SSSI Impact Risk Zones relevant to the site size.

E.608 All four sites are likely to have a major negative effect against criterion 15a (Town and district centres) because they are located beyond the preferred maximum walking distance to town/district centres. They are also expected to have a major negative effect against criterion 16a (Rail) because they are located the preferred maximum walking distance to railway stations. The three residential sites are expected to have major negative effects against criterion 16c (Cycling) and 3c (Centres of employment) because they are located beyond the preferred maximum walking distance to cycle ways and strategic employment sites/enterprise zones. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. Major negative effects are also expected against criterion 1a (GP surgeries) for these three sites, in addition to 2b (Secondary schools) and 2c (Further and higher education facilities), because they are located beyond the preferred maximum walking distance to a GP surgery, as well as secondary schools and further and higher education facilities.

E.609 Sites SS0004 (Land south of Bacton Road, Haughley) and SS0047 (Land west of Fishponds way, Haughley) fall within the 400m Safeguard Area of a water recycling plant, and therefore major negative effects are expected in relation to criterion 6c (Odour). Sites SS0047 (Land west of Fishponds way, Haughley) and SS0270 (Land north of Station Road, Haughley) are expected to have a major negative effect in relation to criterion 7b (Agricultural land classification) because a significant proportion of land in both sites falls on Grade 2 agricultural land, which is considered to be some of the best and most versatile agricultural land. Additionally, sites SS0004 (Land south of Bacton Road, Haughley) and SS0047 (Land west of Fishponds way, Haughley) fall within 100m of priority habitat. Therefore, major negative effects are expected in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland). This effect is uncertain depending upon whether potential negative effects can be mitigated.

Conclusions

E.610 Overall, site SS0004 (Land south of Bacton Road, Haughley) performs better than sites SS0047 (Land west of Fishponds way, Haughley) and SS0270 (Land north of Station Road, Haughley) because a significant proportion of the site does not fall on Grade 1 or 2 agricultural land and it is not within 250m of a site allocated for sand and gravel extraction in the Suffolk Minerals

and Waste Local Plan. Furthermore, site SS0004 (Land south of Bacton Road, Haughley) is located within desirable walking distance of open space, sport recreational facilities, open country or registered land, as well as a primary school.

E.611 Employment site SS0930 (Land north-east of Tot Hill, Stowmarket) performs relatively poorly in that it receives more major negative effects than major positive effects.

Henley Parish

- SS0171: Land south of Ashbocking Road, Henley (Residential – yield: 20 dwellings)
- **SS0832: Land west of Main Road, Henley (Residential – yield: 45 dwellings)**

Table E.71: Henley Parish

SA Objective	Criteria	SS0171: Land south of Ashbocking Road, Henley (Residential)	**SS0832: Land west of Main Road, Henley (Residential)**
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	--	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	--
	7c Minerals	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0

SA Objective	Criteria	SS0171: Land south of Ashbocking Road, Henley (Residential)	**SS0832: Land west of Main Road, Henley (Residential)**
9. To reduce contribution to climate change.	9a Transport links	-	-
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	0
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.612 Both sites are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore are likely to encourage healthier and more active lifestyles. In addition, the sites are expected to have major positive effects against criterion 16b (Bus)

because they are within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.613 The sites are also expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. Furthermore, site SS0171 (Land south of Ashbocking Road, Henley) is expected to have major positive effects in relation to criterion 2a (Primary schools) because it is located within desirable walking distance of a primary school.

Major Negative

E.614 Both sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they fall beyond the preferred maximum walking distance of secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are located beyond the preferred maximum walking distance to employment sites/enterprise zones, in addition to town and district centres. Major negative effects are also identified against criterion 1a (GP surgeries) as the sites are beyond the preferred maximum walking distance to a GP surgery. Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the sites are located beyond the preferred maximum walking distance to a railway station and cycle way, which may discourage sustainable travel.

E.615 Furthermore, the sites are expected to have major negative effects in relation to criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and their development may exacerbate air quality issues within the AQMA. Major negative effects are also expected against criteria 7a (Brownfield/greenfield land) as the sites are classified as greenfield land, and their development would not make efficient use of land.

E.616 Site SS0171 (Land south of Ashbocking Road, Henley) is expected to have a major negative effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity. However, this effect is uncertain depending upon whether potential negative effects can be mitigated. Site SS0171 (Land south of Ashbocking Road, Henley) is also expected to have major negative effects against criterion 6c (Odour) as it falls within the 400m Safeguard Area of a water recycling plant.

E.617 Site SS0832 (Land west of Main Road, Henley) is expected to have major negative effects in relation to criteria 7b (Agricultural land classification) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as the site includes Grade 2 agricultural land and is also located within 100m of a priority habitat. Therefore, the development of the site is likely to affect local biodiversity. However, the major negative effect recorded against criterion 11b is uncertain depending upon whether potential negative effects can be mitigated.

Conclusions

E.618 Overall, the sites perform similarly. Site SS0171 (Land south of Ashbocking Road, Henley) performs well in terms of access to primary schools but performs poorly in relation to odour. Site SS0832 (Land west of Main Road, Henley) performs worse than SS0171 in terms of agricultural land and local biodiversity.

Hessett Parish

- **SS0678: Land south of Hubbard's Lane and east of The Green, Hessett (Residential – yield: 5 dwellings)**

Table E.72: Hessett Parish

SA Objective	Criteria	SS0678: Land south of Hubbard's Lane and east of The Green, Hessett (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	+
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	-

SA Objective	Criteria	SS0678: Land south of Hubbard's Lane and east of The Green, Hessett (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.619 Site SS0678 (Land south of Hubbard's Lane and east of The Green, Hessett) is expected to have a major positive effect against criterion 16b (Bus) because it is within desirable walking distance of at least one bus stop and is therefore likely to encourage the use of more sustainable modes of transport. The site is also expected to have a major positive effect against criterion 1b (Open space, sport and recreation) because it is located within desirable walking distance of open space, sport and/or recreation facilities, in addition to open country and/or registered common land, and is therefore likely to encourage healthier and more active lifestyles.

E.620 In addition, site SS0678 (Land south of Hubbard's Lane and east of The Green, Hessett) falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.621 Site SS0678 (Land south of Hubbard's Lane and east of The Green, Hessett) is expected to have a major negative effect against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance of railway stations and cycle ways, in addition to strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport.

E.622 Major negative effects are also expected against criterion 1a (GP surgeries), in addition to 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because the site is located beyond the preferred maximum walking distance of a GP surgery, as well as primary schools, secondary schools, and further and higher education facilities. The site is also likely to have a major negative effect against criterion 7a (Brownfield/greenfield land) because it is categorised as greenfield land and therefore would not make efficient use of land.

E.623 Additionally, site SS0678 (Land south of Hubbard's Lane and east of The Green, Hessett) falls within 100m of priority habitat. Therefore, a major negative effect is expected in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland). However, this effect is uncertain depending upon whether potential negative effects can be mitigated. The site is also expected to have a major negative effect against criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and may therefore exacerbate air quality issues.

E.624 The site is also expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.625 Overall, site SS0678 (Land south of Hubbard's Lane and east of The Green, Hessett) performs more negatively than positively against the SA objective criteria, as it is located beyond the preferred maximum walking distance of railway stations and cycle ways, strategic employment sites/enterprise zones and town/district centres and a GP surgery. In addition, the site is beyond the preferred maximum walking distance of primary schools, secondary schools, and further and higher education facilities, and performs poorly in relation to transport links.

Hoxne Parish

- **SS0728: Land to the south of Denham Road, Hoxne (Residential – yield: 30 dwellings)**

Table E.73: Hoxne Parish

SA Objective	Criteria	SS0728: Land to the south of Denham Road, Hoxne (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	+
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++
	7b Agricultural land classification	-
	7c Minerals	-

SA Objective	Criteria	SS0728: Land to the south of Denham Road, Hoxne (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	-

Major Positive

E.626 Site SS0728 (Land to the south of Denham Road, Hoxne) is expected to have major positive effects in relation to criteria 1b (Open space, sport and recreation) and 2a (Primary schools) because it is within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, as well as primary schools. Therefore, it is likely to encourage healthier and more active lifestyles, as well as maintain and improve the levels of education in the overall population.

E.627 This site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services). In addition, the site is categorised as brownfield land and therefore makes efficient use of land in the District. As such, a major positive effect is expected in relation to criterion 7a (Brownfield/greenfield land). Furthermore, site SS0728 (Land to the south of Denham Road, Hoxne) is expected to have a major positive effect against criterion 16b (Bus) because it is within desirable walking distance of at least one bus stop.

Major Negative

E.628 Site SS0728 (Land to the south of Denham Road, Hoxne) is expected to have major negative effects against criteria 1a (GP surgeries), 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance of a GP surgery, as well as secondary schools and further and higher education facilities.

E.629 Major negative effects are also expected against criteria 3c (Centres of employment), 15a (Town and district centres) and 16a (Rail) because the site is located beyond the preferred maximum walking distance of strategic employment sites/enterprise zones, town/district centres, as well as railway stations. Therefore, development is unlikely to ensure access to jobs, revitalise the District's town centres, nor encourage the use of more sustainable modes of transport.

E.630 Furthermore, site SS0728 (Land to the south of Denham Road, Hoxne) falls within 100m of priority habitat. Therefore, a major negative effect is expected in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland). However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

E.631 The site is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) as it contains a Grade II Listed Building, which would be sensitive to development. Several other designated assets are located in close proximity to the site; however, these are not likely to be sensitive to setting change by development. Non-designated assets are also present within the site.

Conclusions

E.632 Overall, site SS0728 (Land to the south of Denham Road, Hoxne) performs slightly more positively than negatively as there is potential for residential development to contribute to housing where it is most needed, and its brownfield location makes efficient use of land. Furthermore, there is potential for the negative effects of the site's location near priority habitats to be mitigated.

Hunston Parish

- SS0815: Land south of The Street, Hunston (Residential – yield: 5 dwellings)

Table E.74: Hunston Parish

SA Objective	Criteria	SS0815: Land south of The Street, Hunston (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	-
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	--
	7c Minerals	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0

SA Objective	Criteria	SS0815: Land south of The Street, Hunston (Residential)
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.633 Site SS0815 (Land south of The Street, Hunston) is expected to have a major positive effect against criteria 1c (Public Rights of Way) and 16b (Bus) because it is within desirable walking distance of at least one PRoW and at least one bus stop, and is therefore likely to encourage healthier lifestyles and the use of more sustainable modes of transport.

E.634 This site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.635 Site SS0815 (Land south of The Street, Hunston) is expected to have a major negative effect against criterion 1a (GP surgeries) because it is located beyond the preferred maximum walking distance of a GP surgery and may therefore not be best placed to improve the health and wellbeing of the overall population. In addition, the site is located beyond the preferred maximum walking distance of primary schools, secondary schools, and further and higher education facilities. As such, it is not likely to contribute towards the improvement of education and skills in the population, and major negative effects are expected against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities).

E.636 Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance of strategic employment sites/enterprise zones, as well as town/district centres. Additionally, site SS0815 (Land south of The Street, Hunston) is expected to have a major negative effect against criterion 3b (Settlement hierarchy) because it is not located within or adjacent to a settlement towards the top of the settlement hierarchy. Therefore, development is unlikely to ensure easy access to jobs and services, nor revitalise the District's town centres.

E.637 The site is located beyond the preferred maximum walking distance of railway stations and cycle ways, and therefore does not encourage the use of more sustainable modes of transport. As such, major negative effects are expected in relation to criteria 16a (Rail) and 16c (Cycling).

E.638 Site SS0815 (Land south of The Street, Hunston) is likely to have major negative effects against criterion 7a (Brownfield/greenfield land) because it is categorised as greenfield land, and 7b (Agricultural land classification) because a significant proportion of the site falls on Grade 2 agricultural land. Therefore, the site does not make efficient use of land and comprises some of the best and most versatile agricultural land. The site is also expected to have a major negative effect against criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and may therefore exacerbate existing air quality issues.

E.639 The site is also expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because the site falls within Hynston Conservation Area, and therefore is sensitive to development. The site does not contain a designated asset, but designated assets are present just outside of the site boundary. Therefore, the settings of these assets are likely to be affected by development. There are no non-designated assets within the site.

E.640 A major negative effect is also expected against criterion 9a (Transport links) for the site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.641 Overall, site SS0815 (Land south of The Street, Hunston) performs negatively against a number of criteria, producing major positive effects for only three criteria. The site is unlikely to improve the health and wellbeing of the population, the levels of education and skills in the population, encourage the use of more sustainable modes of transport, ensure access to jobs nor revitalise the District's town centres. Furthermore, the site's location does not make efficient use of land or improve air quality for residents and does not perform strongly in relation to transport links.

Kenton Parish

- SS1189: Land east of Eye Road and north of Church Close, Kenton (Residential – yield: 10 dwellings[1])

Table E.75: Kenton Parish

SA Objective	Criteria	SS1189: Land east of Eye Road and north of Church Close, Kenton (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	--
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+?
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	0
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	0

[2] Based on an assumed density

SA Objective	Criteria	SS1189: Land east of Eye Road and north of Church Close, Kenton (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	-
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.642 Site SS1189 (Land east of Eye Road and north of Church, Kenton) is expected to have a major positive effect against criteria 1c (Public Rights of Way) and 16b (Bus) because it is within desirable walking distance of at least one PRoW and at least one bus stop, and is therefore likely to encourage healthier lifestyles and the use of more sustainable modes of transport.

E.643 This site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.644 Site SS1189 (Land east of Eye Road and north of Church, Kenton) is expected to have major negative effects against criteria 1a (GP surgeries), 1b (Open space, sport and recreation), 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance of a GP surgery and an area of open space, sport and/or recreation facility, in addition to open country and/or registered common land, as well as primary schools, secondary schools and further and higher education facilities.

E.645 Major negative effects are also expected against criteria 3c (Centres of employment), 15a (Town and district centres), 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance of strategic employment sites/enterprise zones, town/district centres, as well as railway stations and cycle ways. Therefore, development is unlikely to ensure access to jobs, revitalise the District's town centres, nor encourage the use of more sustainable modes of transport.

E.646 A major negative effect is also expected against criterion 9a (Transport links) for the site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusion

E.647 Overall, the site is likely to perform more negatively than positively as more major negative effects are expected against the SA objective criteria than major positive effects. However, the site is likely to perform well in relation to active and sustainable travel due to its proximity to Public Rights of Way and bus stops, as well as the potential for a contribution to housing where it most needed within the plan area.

Laxfield Parish

- ***SS0069: Land south of Framlingham Road, Laxfield (Residential – yield: 49 dwellings)***
- ***SS0616: Land east of Mill Road, Laxfield (Residential – yield: 13 dwellings)***

Table E.76: Laxfield Parish

SA Objective	Criteria	*SS0069: Land south of Framlingham Road, Laxfield (Residential)*	*SS0616: Land east of Mill Road, Laxfield (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	0	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	0	0
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	0	0

SA Objective	Criteria	SS0069: Land south of Framlingham Road, Laxfield (Residential)	SS0616: Land east of Mill Road, Laxfield (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	--
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	+	++
	16c Cycling	--	--

Major Positive

E.648 Both sites are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and therefore is likely to encourage healthier and more active lifestyles. Furthermore, both sites are expected to have major positive effects in relation to criterion 2a (Primary schools) as they are each within desirable walking distance of a primary school.

E.649 In addition, site SS0616 (Land east of Mill Road, Laxfield) is expected to have a major positive effect against criterion 16b (Bus) because it is within a desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

Major Negative

E.650 Both sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they are located beyond the preferred maximum walking distance to secondary schools, in addition to further and higher educational facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres. A major negative effect is also identified against criterion 1a (GP surgeries) as the sites are beyond the preferred maximum walking distance to a GP surgery.

E.651 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the sites are located beyond the preferred maximum walking distance to a railway station and cycle way. Furthermore, the sites are expected to have major negative effects in relation to criterion 7a (Brownfield/greenfield land) as they are classified as greenfield land, which would not make an efficient use of land.

E.652 Site SS0069 (Land south of Framlingham Road, Laxfield) is expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is located within 250m of the Laxfield Cemetery County Wildlife Site. However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

E.653 Site SS0616 (Land east of Mill Road, Laxfield) is expected to have a major negative effect against criterion 10b (Surface water flooding) as it contains land with a 1 in 30 year risk of surface water flooding.

Conclusions

E.654 Overall, the sites generally score the same against most criteria. However, site SS0616 (Land east of Mill Road, Laxfield) is at risk of surface water flooding, whilst development of site SS0069 (Land south of Framlingham Road, Laxfield) may result in adverse effects on local biodiversity.

Mellis Parish

- **SS0698: Land to the south-west of Yaxley Road, Mellis (Residential – yield: 5 dwellings)**

Table E.77: Mellis Parish

SA Objective	Criteria	SS0698: Land to the south-west of Yaxley Road, Mellis (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	-
	1c Public Rights of Way (PRoW)	+
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Protection Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++
	7b Agricultural land classification	0
	7c Minerals	-

SA Objective	Criteria	SS0698: Land to the south-west of Yaxley Road, Mellis (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	++

Major Positive

E.655 Site SS0698 (Land to the south-west of Yaxley Road, Mellis) falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

E.656 The site is located within the desirable walking distance of at least one bus stop and cycle way, and therefore encourages the use of more sustainable modes of transport and healthier lifestyles. As such, major positive effects are expected in relation to criteria 16b (Bus) and 16c (Cycling). The site is also likely to have a major positive effect against criteria 2a (Primary schools) and 7a (Brownfield/greenfield land) because it is located within desirable walking distance of a primary school and is categorised as brownfield land and therefore would be an efficient use of land.

Major Negative

E.657 Site SS0698 (Land to the south-west of Yaxley Road, Mellis) is expected to have a major negative effect against criteria 16a (Rail), 3c (Centres of employment) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance of railway stations, strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to improve access to jobs or encourage more sustainable and active modes of transport.

E.658 Major negative effects are also expected against criteria 1a (GP surgeries), 2b (Secondary schools) and 2c (Further and higher education facilities) because the site is located beyond the preferred maximum walking distance of a GP surgery, as well as secondary schools, and further and higher education facilities. Additionally, site SS0698 (Land to the south-west of Yaxley Road, Mellis) falls within 100m of priority habitat. Therefore, a major negative effect is expected in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland). However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

E.659 The site is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because it falls within the Mellis Conservation Area, and therefore the site is sensitive to development. The site does not contain any designated assets and there are no designated sites in the wider area that are sensitive to change. Likewise, the site does not contain any non-designated assets.

Conclusions

E.660 Overall, site SS0698 (Land to the south-west of Yaxley Road, Mellis) performs slightly more negatively than positively, as although there is potential for residential development to contribute to housing where it is most needed, the site is located beyond the preferred maximum walking distance of a GP surgery, as well as secondary schools, and further and higher education facilities, railway stations, strategic employment sites/enterprise zones and town/district centres. It may also have major negative effects on heritage assets. Therefore, it is unlikely to encourage more sustainable and active modes of transport.

Mendham Parish

- ***SS0550: Land east of Withersdale Road, opposite Mendham Primary School, Mendham (Residential – yield: 6 dwellings)***

Table E.78: Mendham Parish

SA Objective	Criteria	*SS0550: Land east of Withersdale Road, opposite Mendham Primary School, Mendham (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	--
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	--

SA Objective	Criteria	*SS0550: Land east of Withersdale Road, opposite Mendham Primary School, Mendham (Residential)*
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	0
	7c Minerals	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--

SA Objective	Criteria	SS0550: Land east of Withersdale Road, opposite Mendham Primary School, Mendham (Residential)
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	++

Major Positive

E.661 Site SS0550 (Land east of Withersdale Road, opposite Mendham Primary School, Mendham) is expected to have major positive effects against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way and is therefore likely to encourage healthier and more active lifestyles. In addition, the site is expected to have a major positive effect against criteria 16b (Bus) and 16c (Cycling) because it is within a desirable walking distance of at least one bus stop and cycle way, and therefore is likely to encourage use of more sustainable modes of transport.

E.662 The site is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. Furthermore, the site is expected to have a major positive effect against criterion 2a (Primary schools) as it is within desirable walking distance of a primary school.

Major Negative

E.663 Site SS0550 (Land east of Withersdale Road, opposite Mendham Primary School, Mendham) is expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because it falls beyond the preferred maximum walking distance to secondary schools, in addition to further and higher educational facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance to town and district centres, in addition to strategic employment sites/enterprise zones. A major negative effect is also identified against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) as the site is beyond the preferred maximum walking distance to a GP surgery and an area of open space, sport and/or recreation facility, in addition to open country and/or registered common land.

E.664 Major negative effects are expected against criterion 16a (Rail) because the site is located beyond the preferred maximum walking distance to a railway station. Furthermore, major negative effects are expected against criterion 6c (Odour) because it is located within the 400m Safeguard Area of a water recycling plant, which could have adverse effects on odour in the area. Furthermore, the site is expected to have major negative effects in relation to criterion 7a (Brownfield/greenfield land) as the site is classified as greenfield land, which would not be an efficient use of land.

E.665 Major negative effects are also expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the site is located within 100m of a priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

Conclusions

E.666 Overall, the site performs well in relation to access to Public Rights of Way, bus stops, cycle ways and primary schools. The site also performs well in terms of barriers to housing and services. However, the site does not perform as well in relation to access to GP surgeries, open space, secondary and further education facilities, centres of employment, town/district centres and railway stations. The site also performs poorly in relation to odour, brownfield land and local biodiversity.

Mendlesham Parish

- **SS0065: Land south of Glebe Way, Mendlesham (Residential – yield: 75 dwellings)**
- SS0083: Land north-east of Chapel Road, Mendlesham (Residential – yield: 50 dwellings)
- SS0325: Land at Mendlesham Airfield, Mendlesham (Employment)
- SS0333: Land at Tower Farm, Mendlesham (Employment)

Table E.79: Mendlesham Parish

SA Objective	Criteria	SS0065: Land south of Glebe Way, Mendlesham (Residential)	SS0083: Land north-east of Chapel Road, Mendlesham (Residential)	SS0325: Land at Mendlesham Airfield, Mendlesham (Employment)	SS0333: Land at Tower Farm, Mendlesham (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	+	++	N/A	N/A
	1b Open space, sport and recreation	++	-	N/A	N/A
	1c Public Rights of Way (PRoW)	++?	++	N/A	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	N/A	N/A
	2b Secondary schools	--	--	N/A	N/A
	2c Further and higher education facilities	--	--	N/A	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	+	+
	3b Settlement hierarchy	+	+	--	--
	3c Centres of employment	--	--	0	0
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	N/A	N/A
	4b Barriers to housing and services	++	++	N/A	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	--
	5b Water Resource Zones	-	0	-	-
	5c WwTW Flow Capacity	-	-	-	-
	5d Foul Sewerage Network Capacity	-	-	0	-

SA Objective	Criteria	SS0065: Land south of Glebe Way, Mendlesham (Residential)	SS0083: Land north-east of Chapel Road, Mendlesham (Residential)	SS0325: Land at Mendlesham Airfield, Mendlesham (Employment)	SS0333: Land at Tower Farm, Mendlesham (Employment)
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-
	6b Noise	0	0	0	0
	6c Odour	0	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	++
	7b Agricultural land classification	--	-	--	-
	7c Minerals	0	0	0	0
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	-	--
	9b Energy consumption and potential for renewable energy use	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0
	10b Surface water flooding	--	0	0	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	0	-?	0
	11c Geological sites	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	0
	13b AONB	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	+	+
	14b Employment sites	0	0	++	++

SA Objective	Criteria	SS0065: Land south of Glebe Way, Mendlesham (Residential)	SS0083: Land north-east of Chapel Road, Mendlesham (Residential)	SS0325: Land at Mendlesham Airfield, Mendlesham (Employment)	SS0333: Land at Tower Farm, Mendlesham (Employment)
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--
	16b Bus	++	++	++	+
	16c Cycling	--	--	--	--

Major Positive

E.667 Both residential sites SS0065 (Land south of Glebe Way, Mendlesham) and SS0083 (Land north-east of Chapel Road, Mendlesham) are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are within desirable walking distance of at least one PRoW and are therefore likely to encourage healthier and more active lifestyles. However, the effect against criterion 1c (Public Right of Way) for site SS0065 (Land south of Glebe Way, Mendlesham) is recorded as uncertain because development could result in loss or diversion of the PRoW. Site SS0065 (Land south of Glebe Way, Mendlesham) is expected to have a major positive effect against criterion 1b (Open space, sport and recreation) because it is located within desirable walking distance of open space, sport and/or recreation facilities, in addition to open country and/or registered common land, whilst site SS0083 (Land north-east of Chapel Road, Mendlesham) is expected to have a major positive effect in relation to criterion 1a (GP surgeries) because it is located within desirable walking distance of a GP surgery.

E.668 Both residential sites (SS0065 and SS0083) fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, major positive effects are expected in relation to criterion 4b (Barriers to housing and services). Site SS0065 (Land south of Glebe Way, Mendlesham) alone is also expected to have a major positive effect against criterion 2a (Primary schools) because it is located within desirable walking distance of a primary school.

E.669 Both residential sites, in addition to SS0325 (Land at Mendlesham Airfield, Mendlesham), are also expected to have major positive effects in relation to criterion 16b (Bus) because they are located within desirable walking distance of at least one bus stop.

E.670 Employment sites SS0325 (Land at Mendlesham Airfield, Mendlesham) and SS0333 (Land at Tower Farm, Mendlesham) are expected to have major positive effects against criterion 14b (Employment sites), as they are over 5ha in size, and therefore would significantly contribute towards achieving sustainable levels of prosperity and economic growth throughout the plan area. Employment site SS0333 (Land at Tower Farm, Mendlesham) is also expected to have a major positive effect against criterion 7a (Brownfield/greenfield land) as it is located on land that is categorised as brownfield land and will therefore make efficient use of previously developed land.

Major Negative

E.671 All sites are expected to have major negative effects against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres) because they are located beyond the preferred maximum walking distance of railway stations, cycle ways and town/district centres. Therefore, development is unlikely to improve access to jobs or encourage more sustainable and active modes of transport. All sites, with the exception of SS0333 (Land at Tower Farm, Mendlesham), are expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and therefore development of these sites will not make efficient use of land. With regard to criterion 7b (Agricultura land classification), all sites with the exception of SS0083 (Land north-east of Chapel Road, Mendlesham) and SS0333 (Land at Tower Farm, Mendlesham)

are expected to have a major negative effect because they contain Grade 2 agricultural land, which is considered some of the best and most versatile agricultural land.

E.672 Major negative effects are expected for both residential sites, SS0065 (Land south of Glebe Way, Mendlesham) and SS0083 (Land north-east of Chapel Road, Mendlesham), against criteria 2b (Secondary schools), 2c (Further and higher education facilities) and 3c (Centres of employment) because the sites are located beyond the preferred maximum walking distance of secondary schools, further and higher education facilities, and strategic employment sites/enterprise zones. Therefore, development would not contribute towards maintaining or improving the levels of education or skills in the population overall.

E.673 Major negative effects are expected in relation to criterion 10b (Surface water flooding) for sites SS0065 (Land south of Glebe Way, Mendlesham) and SS0333 (Land at Tower Farm, Mendlesham) as they contain land with a 1 in 30 year risk of surface water flooding. Furthermore, a major negative effect is expected against criterion 5a (Source Protection Zones) for site SS0333 (Land at Tower Farm, Mendlesham) because it falls within Source Protection Zone 1.

E.674 Both employment sites are expected to have a major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size. They are also expected to have a major negative effect against criterion 3b (Settlement hierarchy) because they are located within or adjacent to a settlement towards the bottom of the settlement hierarchy. Site SS0333 (Land at Tower Farm, Mendlesham) is also expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 3b and 16a-16c.

Conclusions

E.675 Overall, residential site SS0065 (Land south of Glebe Way, Mendlesham) performs the most positively of all the sites and performs slightly better than residential site SS0083 (Land north-east of Chapel Road, Mendlesham) as it is expected to have the most major positive effects in relation to the SA objective criteria. Unlike site SS0083 (Land north-east of Chapel Road, Mendlesham), site SS0065 (Land south of Glebe Way, Mendlesham) is located within desirable walking distance of open space, sport and/or recreation facilities, in addition to open country and/or registered common land, as well as primary schools, and is therefore more likely to improve the levels of health, wellbeing, and education in the population overall.

E.676 Employment sites SS0325 (Land at Mendlesham Airfield, Mendlesham) and SS0333 (Land at Tower Farm, Mendlesham) perform the similarly, with the seven and eight major negative effects respectively.

Metfield Parish

- SS0863: Land north of B1123, Metfield (Residential – yield: 25 dwellings)

Table E.80: Metfield Parish

SA Objective	Criteria	SS0863: Land north of B1123, Metfield (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0

SA Objective	Criteria	SS0863: Land north of B1123, Metfield (Residential)
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	--
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.677 Site SS0863 (Land north of B1123, Metfield) is expected to have major positive effects against criteria 1b (Open space, sport and recreation), 1c (Public Rights of Way) and 16b (Bus) as the site is within the desirable walking distance from an open space, sport and/or recreation facility, in addition to open country and/or registered common land, at least one Public Right of Way and at least one bus stop. Therefore, it is likely to improve the health and wellbeing of the population within the plan area, as well as encourage the use of more active and more sustainable modes of transport.

E.678 In addition, major positive effects are expected against criteria 4b (Barriers to housing and services) as the site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.679 Site SS0863 (Land north of B1123, Metfield) is expected to have major negative effects against criteria 1a (GP surgeries), 2a (Primary schools), 2b (Secondary schools), and 2c (Further and higher education facilities) as it is located above the preferred maximum walking distance from a GP surgery, a primary school, a secondary school and a further or higher education facility. Therefore, it is unlikely to improve the health, education and skills of the overall population.

E.680 Major negative effects are also expected against criteria 3c (Centres of employment), 15a (Town and district centres), 16a (Rail) and 16c (Cycling) as the site is located above the preferred maximum walking distance from strategic employment sites/enterprise zones, town or district centres, railway stations, as well as cycle ways. A major negative effect is also expected against criterion 9a (Transport links) because the site performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.681 In addition, the site is expected to have major negative effects against criteria 7a (Brownfield/greenfield land) as it is categorised as greenfield land and would therefore be an inefficient use of land, and 10b (Surface water flooding) as it contains land with a 1 in 30 year risk of surface water flooding.

Conclusions

E.682 This site is likely to perform more negatively than positively, as more major negative effects are expected against the SA objective criteria than major positive effects. However, the site is located in a beneficial location in relation to one of the most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation, and therefore, there is potential for residential development to contribute to housing where it is most needed.

Needham Market Parish

- SS0028: Land north of Barking Road, Needham Market (Residential – yield: 300 dwellings)
- ***SS0530: Former Mid Suffolk District Council Office and Car Park, Needham Market (Residential – yield: 64 dwellings)***
- ***SS0669: Former Needham Market Middle School, Needham Market (Residential – yield: 41 dwellings)***
- ***SS1005: Former Mid Suffolk District Council Office and Car Park, Needham Market (Residential – yield: 30 dwellings)***
- SS1033: Council Offices, Needham Market (Employment)
- SS1034: Council Offices Car Park, Needham Market (Employment)
- SS1153: Land south-west of Stowmarket Road, Needham Market (Residential – yield: 134 dwellings)
- ***SS1199: Land west of Stowmarket Road, Needham Market (Residential – yield: 66 dwellings)***

Table E.81: Needham Market Parish

SA Objective	Criteria	SS0028: Land north of Barking Road, Needham Market (Residential)	***SS0530: Former Mid Suffolk District Council Office and Car Park, Needham Market (Residential)***	***SS0669: Former Needham Market Middle School, Needham Market (Residential)***	***SS1005: Former Mid Suffolk District Council Office and Car Park, Needham Market (Residential)***	SS1033: Council Offices, Needham Market (Employment)	SS1034: Council Offices Car Park, Needham Market (Employment)	SS1153: Land south-west of Stowmarket Road, Needham Market (Residential)	***SS1199: Land west of Stowmarket Road, Needham Market (Residential)***
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++	-	+	-	N/A	N/A	--	--
	1b Open space, sport and recreation	++	++	++	++	N/A	N/A	+	+
	1c Public Rights of Way (PRoW)	++	++	++	++	N/A	N/A	++?	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	+	N/A	N/A	-	-
	2b Secondary schools	--	--	--	--	N/A	N/A	--	--
	2c Further and higher education facilities	--	--	--	--	N/A	N/A	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0	0	0	0
	3b Settlement hierarchy	++	++	++	++	++	++	++	++
	3c Centres of employment	+	+	+	-	0	0	-	-

SA Objective	Criteria	SS0028: Land north of Barking Road, Needham Market (Residential)	***SS0530: Former Mid Suffolk District Council Office and Car Park, Needham Market (Residential)***	***SS0669: Former Needham Market Middle School, Needham Market (Residential)***	***SS1005: Former Mid Suffolk District Council Office and Car Park, Needham Market (Residential)***	SS1033: Council Offices, Needham Market (Employment)	SS1034: Council Offices Car Park, Needham Market (Employment)	SS1153: Land south-west of Stowmarket Road, Needham Market (Residential)	***SS1199: Land west of Stowmarket Road, Needham Market (Residential)***
4. To meet the housing requirements of the whole community.	4a Housing provision	++	+	+	+	N/A	N/A	+	+
	4b Barriers to housing and services	++	+	0	+	N/A	N/A	++	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-	-	-	-
	5b Water Resource Zones	-	-	-	-	-	-	-	-
	5c WwTW Flow Capacity	0	0	0	0	0	0	0	0
	5d Foul Sewerage Network Capacity	-	-	-	-	0	0	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--	--	--
	6b Noise	0	0	0	0	0	0	--	--
	6c Odour	0	0	0	0	0	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	++	++	++	++	++	--	--
	7b Agricultural land classification	--	-	-	-	-	-	-	-
	7c Minerals	-	-	-	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	++	++	++	+	++	++	+	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0	0	0

SA Objective	Criteria	SS0028: Land north of Barking Road, Needham Market (Residential)	***SS0530: Former Mid Suffolk District Council Office and Car Park, Needham Market (Residential)***	***SS0669: Former Needham Market Middle School, Needham Market (Residential)***	***SS1005: Former Mid Suffolk District Council Office and Car Park, Needham Market (Residential)***	SS1033: Council Offices, Needham Market (Employment)	SS1034: Council Offices Car Park, Needham Market (Employment)	SS1153: Land south-west of Stowmarket Road, Needham Market (Residential)	***SS1199: Land west of Stowmarket Road, Needham Market (Residential)***
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0	0	0
	10b Surface water flooding	--	0	-	0	0	0	--	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	0	0	0	--?	--?	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?	-?	--?	-?	--?	-?
	11c Geological sites	0	0	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	--?	--?	0?	--?	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	0	0	+	0	0	--	--
	13b AONB	0	0	0	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	+	+	0	0
	14b Employment sites	0	--	0	0	+	+	0	0
15. To revitalise the District's town centres.	15a Town and district centres	+	++	++	++	++	++	+	+
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	+	++	+	+	+	-	-
	16b Bus	++	++	++	++	++	++	++	++
	16c Cycling	-	++	+	++	++	++	++	++

Major Positive

E.683 All sites are expected to have a major positive effect against criterion 3b (Settlement hierarchy) because they are located within or adjacent to a settlement towards the top of the settlement hierarchy. They are also expected to have a major positive effect against criterion 16b (Bus), as they are located within the desirable walking distance of at least one bus stop. All sites with the exception of SS1005 (Former Mid Suffolk District Council Office and Car Park, Needham Market), SS1153 (Land south-west of Stowmarket Road, Needham Market) and SS1199 (Land west of Stowmarket Road, Needham Market) are expected to have major positive effects against criterion 9a (Transport links) because they perform strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c (employment sites SS1033 and SS1034 perform strongly against related criteria 3b and 16a-16c).

E.684 All residential sites within the Parish are expected to have major positive effects against criteria 1c (Public Rights of Way) because they are located within desirable walking distance of a PRoW. However, the effect is uncertain for criterion 1c (Public Rights of Way) in relation to site SS1153 (Land south-west of Stowmarket Road, Needham Market) as development could result in loss or diversion of the PRoW. All sites, with the exception of two (SS0028 and SS0669) are expected to have a major positive effect on criterion 16c (Cycling) because they are located within desirable walking distance of a cycle way.

E.685 Four of the sites (SS0530, SS0669, SS1005, SS1033 and SS1034) are expected to have a major positive effect against criterion 7a (Brownfield/greenfield land) because they are classed as brownfield land. Therefore, development will make efficient use of this previously developed land. These four sites are also expected to have a major positive effect against criterion 15a (Town and district centres) because they are located within desirable walking distance of town/district centres, where more services and facilities tend to be located.

E.686 Four of the six residential sites (SS0028, SS0530, SS0669 and SS1005) are likely to have a major positive effect in relation to criterion 1b (Open space, sport and recreation), due to their location within desirable walking distance of open space, sport and/or recreation facilities, in addition to open country and/or registered common land. Two of these residential sites (S0028 and SS1153) are also expected to have a major positive effect against criterion 4b (Barriers to housing and services) because they fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.687 Residential site SS0028 (Land north of Barking Road, Needham Market) is expected to have a major positive effect against criterion 1a (GP surgeries) because it is located within desirable walking distance of a GP surgery. SS0028, in addition to SS0669 (Former Needham Market Middle School, Needham Market) and SS0530 (Former Mid Suffolk District Council Office and Car Park, Needham Market), are expected to have a major positive effect against criterion 2a (Primary schools) because they are located within desirable walking distance of a primary school.

E.688 With regard to criterion 16 (Rail), one site, SS0669 (Former Needham Market Middle School, Needham Market) is expected to have a major positive effect because it is located within desirable walking distance of a railway station.

Major Negative

E.689 All sites are also expected to have a major negative effect against criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and could therefore exacerbate existing air quality issues. All six of the residential sites within this Parish are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (further and higher education facilities) as they are all located within desirable walking distance of a secondary school as well as further and higher education facilities, and are therefore all likely to maintain and improve levels of education and skills within the population.

E.690 All sites with the exception of SS1005 (Former Mid Suffolk District Council Office and Car Park, Needham Market), SS1034 (Council Offices Car Park, Needham Market) and SS1199 (Land west of Stowmarket Road, Needham Market), are expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because they are located within close proximity of biodiversity assets. Two sites, SS0028 and SS1153, contain a priority habitat.

E.691 Three of the six residential sites (SS0028, SS1153 and SS1199) are expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) as they are located on land, which is categorised as greenfield, and would therefore be an inefficient use of land. Site SS0028 is expected to have a major negative effect against criterion 7b (Agricultural land classification) because it contains Grade 2 agricultural land. This is considered some of the best and most versatile agricultural land.

E.692 Two residential sites, SS1153 (Land south-west of Stowmarket Road, Needham Market) and SS1199 (Land west of Stowmarket Road, Needham Market), are expected to have a major negative effect in relation to criterion 1a (GP surgeries) because they fall beyond the preferred maximum walking distance of a GP surgery. The same two sites score a major negative effect against criterion 6b (Noise) because they fall within the 400m Safeguard Area of a water recycling centre, which could have an adverse effect on odour.

E.693 Furthermore, these two sites are expected to have major negative effects against criterion 13a (Landscape Sensitivity) _as they are both identified as having either moderate or moderate-high landscape sensitivity to residential development. Site SS1153 is identified as sensitive due to the sloping landform of the site which gives it localised visual prominence, and potential coalescence with Bradley Hill to the north. Other sensitive features include priority habitat deciduous woodland and the setting the site provides to public rights of way and properties on Hill House Lane. Site SS1199 is identified as sensitive as development would be slightly at odds with the existing settlement pattern of Haughley and would reduce the sense of rural separation between Haughley and Mere Farm to the north. The site is also visible from Bacton Road, a public footpath, and several private residencies. Other sensitive features include the nearby features of cultural heritage importance including Haughley Conservation Area and Haughley Castle (Scheduled Monument).

E.694 In addition, two residential sites, SS0530 (Former Mid Suffolk District Council Office and Car Park, Needham Market) and SS0669 (Former Needham Market Middle School, Needham Market), and one employment site (SS1033 – Council Offices Car Park, Needham Market), are expected to have major negative but uncertain effects against criterion 12a (Nationally and locally designated and non-designated heritage assets). Sites SS0669 and SS1033 are both partially within and/or adjacent to Needham Market Conservation Area, which would be sensitive to physical and setting change as a result of development. Sites SS0530 and SS1033 also contain a Grade II Listed Building (131 High Street) which is sensitive to physical and setting change. Non-designated assets are present within these sites SS0530 and SS1033.

E.695 Residential sites SS0028 (Land north of Barking Road, Needham Market) and SS1153 (Land south-west of Stowmarket Road, Needham Market) are expected to have major negative effects against criterion 10b (Surface water flooding) as they both contain land with a 1 in 30 year risk of surface water flooding, and therefore are more vulnerable and less resilient to extreme weather events which may be caused by climate change. Site SS0028 is also expected to have a major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity.

E.696 The two employment sites (SS1033 and SS1034) re expected to have a major negative effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size.

E.697 Site SS0530 (Former Mid Suffolk District Council Offices and Car Park, Needham Market) is expected to have a major negative effect against criterion 14b (Employment Sites) because its development will result in the loss of an existing employment area, specifically the Mid Suffolk District Council Civic Centre.

Conclusion

E.698 Residential sites SS0028 (Land north of Barking Road, Needham Market), SS0530 (Former Mid Suffolk District Council Offices and Car Park, Needham Market) and SS0669 (Former Needham Market Middle School, Needham Market) are expected to have the most major positive effects of all the sites within this Parish, while site SS1199 (Land west of Stowmarket Road, Needham Market) is expected to have the least major positive effects. However, sites SS0028 (Land north of Barking Road, Needham Market) and SS1153 (Land south-west of Stowmarket Road, Needham Market) are expected to have the most major negative effects.

E.699 Furthermore, employment site SS1033 (Council Offices, Needham Market) performs slightly worse than employment site SS1134 (Council Offices Car Park, Needham Market) because it is likely to have a major negative effect against criteria 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) and 12a (Nationally and locally designated and non-designated heritage assets).

Norton Parish

- SS0105: Land between Ixworth Road and Hawes Lane, Norton (Residential – yield: 12 dwellings)
- ***SS1088: Land north of Ashfield Road, Norton (Residential – yield: 8 dwellings)***

Table E.82: Norton Parish

SA Objective	Criteria	SS0105: Land between Ixworth Road and Hawes Lane, Norton (Residential)	***SS1088: Land north of Ashfield Road, Norton (Residential)***
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	--
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	-	0

SA Objective	Criteria	SS0105: Land between Ixworth Road and Hawes Lane, Norton (Residential)	***SS1088: Land north of Ashfield Road, Norton (Residential)***
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	--	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	0
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.700 Both sites SS0105 (Land between Ixworth Road and Hawes Lane, Norton) and SS1088 (Land north of Ashfield Road, Norton) are expected to have major positive effects against criterion 16b (Bus) because they are both located within desirable walking distance of at least one bus stop, thereby enabling a shift towards more sustainable modes of transport.

E.701 Both sites are also likely to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within the desirable walking distance of open space, sport and/or recreation facilities, in addition to open country and/or registered common land, and at least one PRoW. Therefore, development is likely to encourage more physical activity.

E.702 Major positive effects are also expected against criterion 4b (Barriers to housing and services) for both sites because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.703 Site SS0105 (Land between Ixworth Road and Hawes Lane, Norton) alone is expected to have a major positive effect against criterion 2a (Primary schools) because it is located within desirable walking distance from a primary school and would therefore contribute to improving the education levels of the overall population.

Major Negative

E.704 Major negative effects are expected against criteria 15a (Town and district centres), 16a (Rail) and 16c (Cycling) for both sites within the Parish, as they are both located beyond the preferred maximum walking distance of a town or district centre, at least one bus stop, and at least one cycle way. Therefore, development would not contribute to the revitalisation of the District's town centres and would not encourage a shift towards more sustainable modes of transports.

E.705 In addition, both sites are expected to have major negative effects in relation to criteria 1a (GP surgeries), 2b (Secondary schools), 2c (Further and higher education facilities) and 3c (Centres of employment), as they are located beyond the preferred maximum walking distance of a GP surgery, a secondary school, and further and higher education facilities. Both sites are also likely to have major negative effects against criterion 7a (Brownfield/greenfield land) as they are both located on greenfield land, which would be an inefficient use of land within the District. Both sites are also expected to have a major negative effect against criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and therefore likely to exacerbate existing air quality issues.

E.706 Furthermore, site SS0105 (Land between Ixworth Road and Hawes Lane, Norton) is also likely to have a major negative effect in relation to criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) as it falls within 100m of priority habitat. Additionally, the site contains land with a 1 in 30 year risk of surface water flooding, and therefore is expected to have a major negative effect against criterion 10b (Surface water flooding).

E.707 Site SS1088 (Land north of Ashfield Road, Norton) is expected to have a major negative effect against criterion 3b (Settlement hierarchy) because it is located within the hamlet of Norton, towards the bottom of the settlement hierarchy. It is also expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.708 Site SS0105 (Land between Ixworth Road and Hawes Lane, Norton) is expected to perform slightly better than SS1088 (Land north of Ashfield Road, Norton) because it receives one more major positive effect than SS1088, against criterion 2a (Primary schools).

Old Newton Parish

- ***SS0012: Land north of Falconer Avenue, Old Newton (Residential – yield: 56 dwellings)***
- ***SS0131: Land south of Stowmarket Road, Old Newton (Residential – yield: 64 dwellings)***
- **SS1021: Land south of Church Road, Old Newton (Residential – yield: 10 dwellings)**

Table E.83: Old Newton Parish

SA Objective	Criteria	*SS0012: Land north of Falconer Avenue, Old Newton (Residential)*	*SS0131: Land south of Stowmarket Road, Old Newton (Residential)*	SS1021: Land south of Church Road, Old Newton (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--
	1b Open space, sport and recreation	-	--	--
	1c Public Rights of Way (PRoW)	++	++?	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	+	+
	2b Secondary schools	--	--	--
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	-	-	-
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	-	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-
	6b Noise	0	0	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--
	7b Agricultural land classification	-	-	-
	7c Minerals	0	0	0

SA Objective	Criteria	SS0012: Land north of Falconer Avenue, Old Newton (Residential)	SS0131: Land south of Stowmarket Road, Old Newton (Residential)	SS1021: Land south of Church Road, Old Newton (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--	--
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?	0
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-
	13b AONB	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	+	++	+
	16c Cycling	--	--	--

Major Positive

E.709 All three sites are also expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a PRoW. However, the effect against SSS0131 is recorded as uncertain because development of the site could result in the loss or diversion of the PRoW.

E.710 The three sites fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major negative effect is expected against criterion 4b (Barriers to housing and services). Site SS0131 (Land south of Stowmarket Road, Old Newton) alone is expected to have a major positive effect against criterion 16b (Bus) because it is located within desirable walking distance of at least one bus stop.

Major Negative

E.711 All three sites are expected to have major negative effects against criteria 1a (GP surgeries), 2b (Secondary schools), 2c (Further and higher education facilities) and 3c (Centres of employment), as they are located beyond the preferred maximum walking distance of a GP surgery, a secondary school, facilities for further and higher education, as well as a strategic employment/enterprise zone. As such, these sites are not likely to improve or maintain the levels of health, education, or skills in the overall population, nor ensure access to jobs in the District. In addition, all three sites are expected to have major negative effects against criterion 7a (Brownfield/greenfield land) as they are all categorised as greenfield land and would therefore be an inefficient use of land in the District.

E.712 All three sites are likely to have major negative effects against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres), because they are located beyond the preferred maximum walking distance of at least one railway station, at least one cycle way, and a town or district centre. Therefore, development is not likely to encourage a shift towards more sustainable modes of transport, nor contribute towards the revitalisation of the District's town centres.

E.713 Major negative effects are also expected against criterion 9a (Transport links) for all three sites because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.714 Sites SS0131 (Land south of Stowmarket Road, Old Newton) and SS1021 (Land south of Church Road, Old Newton) are expected to have major negative effects against criterion 1b (Open space, sport and recreation) as they are located beyond the preferred maximum walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land. Site SS0012 (Land south of Stowmarket Road, Old Newton) is also expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it falls within 100m of priority habitat.

Conclusions

E.715 Overall, site SS0131 (Land south of Stowmarket Road, Old Newton) is likely to perform slightly better than the other two residential sites in this Parish as, although it is uncertain, it is expected to have one more major positive effect against criterion 16b (Bus).

Onehouse Parish

- ***SS0029: Land south of Union Road, Stowmarket (Residential – yield: 300 dwellings)***
- SS0157: Land south of Union Road, Stowmarket (Residential – yield: 100 dwellings)
- **SS0343: Land south of Forest Road, Onehouse (Residential – yield: 10 dwellings)**

Table E.84: Onehouse Parish

SA Objective	Criteria	***SS0029: Land south of Union Road, Stowmarket (Residential)***	SS0157: Land south of Union Road, Stowmarket (Residential)	**SS0343: Land south of Forest Road, Onehouse (Residential)**
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	-	--	--
	1b Open space, sport and recreation	++	+	++
	1c Public Rights of Way (PRoW)	++?	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	-
	2b Secondary schools	++	+	-
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	++	++	++
	3c Centres of employment	-	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	++	+	+
	4b Barriers to housing and services	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-
	5b Water Resource Zones	-	-	-
	5c WwTW Flow Capacity	-	-	0
	5d Foul Sewerage Network Capacity	-	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-
	6b Noise	--	--	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--
	7b Agricultural land classification	--	--	-
	7c Minerals	-	-	-

SA Objective	Criteria	***SS0029: Land south of Union Road, Stowmarket (Residential)***	SS0157: Land south of Union Road, Stowmarket (Residential)	**SS0343: Land south of Forest Road, Onehouse (Residential)**
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	++	+	+
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?	--?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-
	13b AONB	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	--	--
	16b Bus	++	++	++
	16c Cycling	++	++	++

Major Positive

E.716 All sites within the Parish are expected to have major positive effects against criteria 1c (Public Rights of Way), 16b (Bus) and 16c (Cycling), because they are located within the desirable walking distance from at least one Public Right of Way, at least one bus stop, and at least one cycle way, and would therefore encourage the use of more active and sustainable modes of transport. However, an uncertain effect is expected against criteria 1c (Public Rights of Way) in relation to site SS0029 as development could result in the loss or diversion of a Public Right of Way. All of the sites are expected to have major positive effects against criterion 3b (Settlement hierarchy) as they are located within or adjacent to a settlement identified as being towards the top of the settlement hierarchy and are therefore likely to ensure access to jobs and services.

E.717 In addition, all sites are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, development is likely to encourage a healthier lifestyle and improve the wellbeing of the population, and there is potential for residential development to contribute to housing where it is most needed.

E.718 Sites SS0029 (Land south of Union Road, Stowmarket) and SS0343 (Land south of Forest Road, Onehouse) are expected to have major positive effects against criteria 1b (Open space, sport and recreation) because they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or common land.

E.719 Site SS0029 (Land south of Union Road, Stowmarket) is also expected to have major positive effects against criteria 2a (Primary schools), 2b (Secondary and middle schools) and 4a (Housing provision), as it is located within the desirable walking distance from a primary school and secondary or middle school, and is likely to significantly contribute towards the delivery of housing within the plan area.

E.720 Furthermore, a major positive effect is expected against criterion 9a (Transport links) for site SS0029 (Land south of Union Road, Stowmarket) because it performs strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Major Negative

E.721 All sites are likely to have major negative effects against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and, therefore, would not be an efficient use of land. Additionally, site SS0343 (Land south of Forest Road, Onehouse) falls within 250m of Northfield Wood County Wildlife Site, while all three sites fall within 100m of priority habitat and ancient woodland. Therefore, major negative effects are expected in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland). This effect is uncertain depending upon whether potential negative effects can be mitigated.

E.722 In addition, all sites are expected to have major negative effects against criteria 2c (Further and higher education facilities) and 15a (Town and district centres) as they are located above the preferred maximum walking distance of a further or higher education facility as well as a town or district centre, and are therefore unlikely to improve levels of education and skills in the population, nor promote the revitalisation of town centres within the plan area.

E.723 Sites SS0029 (Land south of Union Road, Stowmarket) and SS0157 (Land south of Union Road, Stowmarket) are expected to have major negative effects against criteria 6b (Noise) and 7b (Agricultural land classification) as they are both located within 250m of the site safeguard area of a waste management facility, and a significant proportion of both sites fall on Grade 2 agricultural land.

E.724 Sites SS0157 (Land south of Union Road, Stowmarket) and SS0343 (Land south of Forest Road, Onehouse) are expected to have major negative effects against criteria 1a (GP surgeries), 3c (Centres of employment) and 16a (Rail), as they are both located above the preferred maximum walking distance from a GP surgery, strategic employment site/enterprise zone, and at least one rail station. As such, these sites are unlikely to improve the levels of health in the overall population, ensure access to jobs, or encourage the use of more sustainable modes of transport.

E.725 Residential site SS0029 (Land south of Union Road, Stowmarket) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets). It does not have designated assets within it; however, listed buildings are located within close proximity to the site boundary and development could affect the settings of these listed buildings. Non-designated assets are also present.

Conclusions

E.726 Overall, site SS0343 (Land south of Forest Road, Onehouse) performs relatively equally in terms of negative and positive effects, with seven major negative effects versus six major positive effects expected. Therefore, this site has the least major negative effects. However, the major negative effect expected in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland) is uncertain depending upon whether potential negative effects can be mitigated.

E.727 While site SS0157 (Land south of Union Road, Stowmarket) is expected to have the least major positive effects of all the residential sites, it is expected to have the most major negative effects and is therefore likely to perform the worst of all the residential sites.

E.728 Site SS0029 (Land south of Union Road, Stowmarket) is expected to perform the most positively out of all the sites, with ten major positive effects and seven major negative effects.

Pettaugh Parish

- **SS0706: Land to the west of Debenham Way, Pettaugh (Residential – yield: 10 dwellings)**

Table E.85: Pettaugh Parish

SA Objective	Criteria	SS0706: Land to the west of Debenham Way, Pettaugh (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	--
	1c Public Rights of Way (PRoW)	+
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	--
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	0

SA Objective	Criteria	SS0706: Land to the west of Debenham Way, Pettaugh (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.729 Site SS0706 (Land to the west of Debenham Way, Pettaugh) is expected to have a major positive effect against criterion 16b (Bus) because it is within desirable walking distance of at least one bus stop and is therefore likely to encourage the use of more sustainable modes of transport.

E.730 In addition, the site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.731 Site SS0706 (Land to the west of Debenham Way, Pettaugh) is expected to have major negative effects against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) because it is located beyond the preferred maximum walking distance of a GP surgery and open space, sport and/or recreation facility, in addition to open country and/or registered common land. Major negative effects are also expected against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because the site is also located beyond the preferred maximum walking distance of primary and secondary schools, in addition to further and higher education facilities. Therefore, development is not likely to improve access to primary healthcare facilities and education.

E.732 Major negative effects are expected against criteria 3b (Settlement hierarchy) and 3c (Centres of employment) because it is not located within or adjacent to a settlement towards the top of the settlement hierarchy and is also located beyond the preferred maximum walking distance of strategic employment sites/enterprise zones. A major negative effect is expected against criterion 7a (Brownfield/greenfield land) because the site is categorised as greenfield land and therefore its development will not make efficient use of land.

E.733 A major negative effect is also expected against criterion 9a (Transport links) for the site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.734 Additionally, the site is expected to have major negative effects against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance of railway stations, at least once cycle way, and town or district centres. Therefore, development is unlikely to encourage the use of more sustainable and active modes of transport and is unlikely to promote the revitalisation of town centres within the plan area.

Conclusions

E.735 Overall, site SS0706 (Land to the west of Debenham Way, Pettaugh) performs negatively as it is only expected to have a major positive effect against criteria 4b (Barriers to housing and services) 16b (Bus) and is expected to have major negative effects against several other SA objective criteria.

Rattlesden Parish

- ***SS0358: Land north of Top Road, Rattlesden (Residential – yield: 8 dwellings)***
- ***SS0500: Land east of Mitchery Lane, Rattlesden (Residential – yield: 22 dwellings)***

Table E.86: Rattlesden Parish

SA Objective	Criteria	*SS0358: Land north of Top Road, Rattlesden (Residential)*	*SS0500: Land east of Mitchery Lane, Rattlesden (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	+	++
	1c Public Rights of Way (PRoW)	++?	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	--	--
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	0	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	--	--
	7c Minerals	0	0

SA Objective	Criteria	*SS0358: Land north of Top Road, Rattlesden (Residential)*	*SS0500: Land east of Mitchery Lane, Rattlesden (Residential)*
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	0
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	-
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.736 Sites SS0358 (Land north of Top Road, Rattlesden) and SS0500 (Land east of Mitchery Lane, Rattlesden) are expected to have major positive effects against criterion 1c (Public Rights of Way) because they fall within desirable walking distance of a PRoW. However, the effect against site SS0358 (Land north of Top Road, Rattlesden) is recorded as uncertain because development of the site could result in the loss or diversion of the PRoW. Both sites are expected to have a major positive effect against criterion 4b (Barriers to housing and services) because they fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. As such, there is potential for residential development to contribute to housing where it is most needed. Major positive effects are also expected against criterion 16b (Bus) because both sites fall within desirable walking distance of at least one bus stop.

E.737 Site SS0500 (Land east of Mitchery Lane, Rattlesden) is expected to have a major positive effect against criterion 1b (Open space, sport recreation facilities, open country and registered common land) because it is located within the desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land.

Major Negative

E.738 Both sites are expected to have major negative effects against criteria 1a (GP surgeries), 2b (Secondary schools) and 2c (Further and higher education facilities). This is because they are located beyond the preferred maximum walking distance of a GP surgery, a secondary school, and a further or higher education facility. Therefore, development is unlikely to improve access to primary healthcare facilities, in addition to education. Major negative effects are expected against criteria 3b (Settlement hierarchy) and 3c (Centres of employment) because neither site is located within or adjacent to a settlement towards the top of the settlement hierarchy, and they are both located beyond the preferred maximum walking distance of strategic employment sites/enterprise zones.

E.739 Both sites are likely to have major negative effects against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land. Therefore, the sites do not make efficient use of land. Additionally, both sites are expected to have a major negative effect in relation to criterion 7b (Agricultural land classification) because a significant proportion of land in both sites falls on Grade 2 agricultural land, which is considered some of the best and most versatile agricultural land. Both sites are also expected to have a major negative effect against criterion 6a (AQMAs) as they are located within 12.5km of an AQMA.

E.740 Both sites are expected to have major negative effects against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres) because they are located beyond the preferred maximum walking distance of railway stations, at least once cycle way, and town or district centres. Therefore, development is unlikely to encourage use of more sustainable and active modes of transport and is unlikely to promote the revitalisation of town centres within the plan area. The sites are also expected to have a major negative effect against criterion 9a (Transport links) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.741 Sites SS0358 (Land north of Top Road, Rattlesden) and SS0500 (Land east of Mitchery Lane, Rattlesden) are expected to perform more negatively than positively, as they are both likely to have more major negative effects than major positive effects in relation to the SA objective criteria. However, site SS0500 (Land east of Mitchery Lane, Rattlesden) is likely to perform slightly better than site SS0358 (Land north of Top Road, Rattlesden) because it is expected to have major positive effects against criterion 1b (Open space, sport and recreation). Furthermore, the major positive effect against criterion 1c (Public Rights of Way) is not uncertain and is therefore more likely to improve and maintain the health and wellbeing of the population overall.

Redgrave Parish

- ***SS0818: Land south of B1113 Hall Lane, opposite junction with Half Moon Lane, Redgrave (Residential – yield: 9 dwellings)***
- SS1266: Land south of Half Moon Lane, Redgrave (Residential – yield: 15 dwellings)

Table E.87: Redgrave Parish

SA Objective	Criteria	*SS0818: Land south of B1113 Hall Lane, opposite junction with Half Moon Lane, Redgrave (Residential)*	SS1266: Land south of Half Moon Lane, Redgrave (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	-	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	--
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	+
	3b Settlement hierarchy	-	-
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	0	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a Sudbury AQMA, Ipswich AQMAs and $PM_{2.5}$	-	-
	6b Noise	0	0
	6c Odour	0	0

SA Objective	Criteria	***SS0818: Land south of B1113 Hall Lane, opposite junction with Half Moon Lane, Redgrave (Residential)***	SS1266: Land south of Half Moon Lane, Redgrave (Residential)
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--

SA Objective	Criteria	***SS0818: Land south of B1113 Hall Lane, opposite junction with Half Moon Lane, Redgrave (Residential)***	SS1266: Land south of Half Moon Lane, Redgrave (Residential)
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.742 Both sites are expected to have major positive effects in relation to criteria 1b (Open space, sport recreation facilities, open country and registered common land), and 1c (Public Rights of Way) because they are within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and at least one PRoW. Therefore, development is likely to encourage healthier and more active lifestyles.

E.743 Both sites fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services). Furthermore, both sites are expected to have a major positive effect against criterion 16b (Bus) as they are within desirable walking distance of at least one bus stop.

Major Negative

E.744 Both sites are expected to have a major negative effect against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because they are located beyond the preferred maximum walking distance to railway stations and cycle ways, in addition to strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. Major negative effects are also expected against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because all three sites are located beyond the preferred maximum walking distance to secondary schools and further and higher education facilities. In addition, site SS1266 (Land south of Half Moon Lane, Redgrave) is expected to have a major negative effect against criterion 2a (Primary schools) because it is located beyond the preferred maximum walking distance of a primary school,

E.745 The sites are also likely to have a major negative effect against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and therefore would not make efficient use of land. Additionally, both sites fall within 100m of a priority habitat. Therefore, major negative effects are expected in relation to criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland). This effect is uncertain depending upon whether potential negative effects can be mitigated.

E.746 Site SS1266 (Land south of Half Moon Lane, Redgrave) is expected to have a major negative effect against criterion 1a (GP surgeries) because it is located beyond the preferred maximum walking distance of a GP surgery, and would therefore not provide easy access to primary healthcare facilities. It is also expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.747 Overall, both sites are expected to perform similarly as they share the majority of the same major positive and major negative effects. However, site SS0818 (Land south of B1113 Hall Lane, opposite junction with Half Moon Lane, Redgrave) is likely to perform slightly better than site SS1266 (Land south of Half Moon Lane, Redgrave) because it does not have a major negative effect expected against criterion 1a (GP surgeries), 2a (Primary schools) or 9a (Transport links).

Somersham Parish

SS0145: Land west of Main Road, Somersham (Residential – yield: 30 dwellings)

Table E.88: Somersham Parish

SA Objective	Criteria	SS0145: Land west of Main Road, Somersham (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a Sudbury AQMA, Ipswich AQMAs and $PM_{2.5}$	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--
	7b Agricultural land classification	-
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0

SA Objective	Criteria	SS0145: Land west of Main Road, Somersham (Residential)
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.748 Site SS0208 (Land south of The Street, Shotley) is also expected to have major positive effects against criteria 1b (Open space, sport recreation facilities, open country and registered common land) and 1c (Public Rights of Way) as it is located within desirable walking distance from an open space, sport and/or recreation facility, in addition to open country and/or registered common land and at least one PRoW. As such, development is likely to encourage physical activity.

E.749 The falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services). Furthermore, the site is expected to have a major positive effect against criterion 16b (Bus) as it is within desirable walking distance of at least one bus stop.

Major Negative

E.750 Site SS0208 (Land south of The Street, Shotley) is expected to have a major negative effect against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance to railway stations and cycle ways, in addition to strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. Major negative effects are also expected against criteria 1a (GP surgeries), 2b (Secondary schools) and 2c (Further and higher education facilities) because the site is located beyond the preferred maximum walking distance from a GP surgery, secondary schools and further and higher education facilities.

E.751 The site is likely to have a major negative effect against criterion 7a (Brownfield/greenfield land) because it is categorised as greenfield land. Therefore, its development will not make efficient use of land. Furthermore, the site is expected to have a major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity. Lastly, the site is also expected to have a major negative effect against criterion 6a (AQMAs) as it is located within 12.5km of an AQMA and could therefore exacerbate existing air quality issues.

Conclusions

E.752 In conclusion, site SS0208 (Land south of The Street, Shotley) is expected to have more major negative effects than major positive effects in relation to the SA objective criteria and is therefore likely to perform negatively.

Stoke Ash Parish

- **SS0723: Land to the west of The Street, Stoke Ash (Residential – yield: 8 dwellings)**

Table E.89: Stoke Ash Parish

SA Objective	Criteria	SS0723: Land to the west of The Street, Stoke Ash (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	--
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	0
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a Sudbury AQMA, Ipswich AQMAs and $PM_{2.5}$	-
	6b Noise	0
	6c Odour	--
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--
	7b Agricultural land classification	-
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	-

SA Objective	Criteria	SS0723: Land to the west of The Street, Stoke Ash (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	--
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.753 Site SS0723 (Land to the west of The Street, Stoke Ash) is expected to have a major positive effect against criterion 1c (Public Rights of Way) as it is located within desirable walking distance from at least one PRoW. Furthermore, the site is expected to have a major positive effect against criterion 16b (Bus) as it is within desirable walking distance of at least one bus stop.

E.754 The site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.755 Site SS0723 (Land to the west of The Street, Stoke Ash) is expected to have major negative effects against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance to railway stations and cycle ways, in addition to strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. Major negative effects are also expected against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) because the site is located beyond the preferred maximum walking distance from a GP surgery and an open space, sport and/or recreation facility, in addition to open country and/or registered common land. Major negative effects are expected against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because the site is located beyond the preferred maximum walking distance of primary and secondary schools, in addition to further and higher education facilities.

E.756 The site is likely to have a major negative effect against criterion 7a (Brownfield/greenfield land) as it is located on land categorised as greenfield. Therefore, its development will not make efficient use of land. The site is located within the 400m Safeguard Area of a water recycling plant. Therefore, a major negative effect is expected in relation to criterion 6c (Odour).

E.757 Additionally, site SS0723 (Land to the west of The Street, Stoke Ash) is expected to have a major negative effect against criterion 3b (Settlement hierarchy) because it is not located within or adjacent to a settlement towards the top of the settlement hierarchy. Therefore, development is unlikely to ensure access to jobs nor revitalise the District's town centres. The site is also expected to have a major negative effect against criterion 10b (Surface water flooding) as it contains land with a 1 in 30 year risk of surface water flooding, and therefore is more vulnerable and less resilient to extreme weather events which may be caused by climate change.

E.758 Furthermore, a major negative effect is expected against criterion 9a (Transport links) for the site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.759 Overall, site SS0723 (Land to the west of The Street, Stoke Ash) is expected to perform more negatively than positively as the number of major negative effects outweighs the number of major positive effects expected against the SA objective criteria.

Stonham Aspal Parish

- **SS0141: Land south of The Street, Stonham Aspal (Residential – yield: 35 dwellings)**

Table E.90: Stonham Aspal Parish

SA Objective	Criteria	SS0141: Land south of The Street, Stonham Aspal (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	--
	1c Public Rights of Way (PRoW)	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a Sudbury AQMA, Ipswich AQMAs and $PM_{2.5}$	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--
	7b Agricultural land classification	-
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	0

SA Objective	Criteria	SS0141: Land south of The Street, Stonham Aspal (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.760 Site SS0141 (Land south of The Street, Stonham Aspal) is expected to have major positive effects against criterion 1c (Public Rights of Way) as it is located within desirable walking distance from at least one PRoW. However, the effect is recorded as uncertain because development of the site could result in loss or diversion of the PRoW. Furthermore, the site is expected to have a major positive effect against criterion 16b (Bus) as it is within desirable walking distance of at least one bus stop.

E.761 The site falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

Major Negative

E.762 Site SS0723 (Land to the west of The Street, Stoke Ash) is expected to have major negative effects against criteria 16a (Rail), 16c (Cycling), 3c (Centres of employment) and 15a (Town and district centres) because it is located beyond the preferred maximum walking distance to railway stations and cycle ways, in addition to strategic employment sites/enterprise zones and town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. Major negative effects are also expected against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) because the site is beyond the preferred maximum walking distance of a GP surgery and an open space, sport and/or recreation facility, in addition to open country and/or registered common land. Major negative effects are also expected against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because the site is located beyond the preferred maximum walking distance from secondary schools and further and higher education facilities.

E.763 The site is also likely to have major negative effects against criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) as it is located on land that is categorised as greenfield land, and a significant proportion of it falls on Grade 2 agricultural land. Therefore, it does not make efficient use of land and comprises some of the best and most versatile agricultural land. The site is also expected to have major negative effects against criterion 10b (Surface water flooding) as it contains land with a 1 in 30 year risk of surface water flooding, and therefore is more vulnerable and less resilient to extreme weather events which may be caused by climate change. As the site is located within the 400m Safeguard Area of a water recycling plant, a major negative effect is also expected in relation to criterion 6c (Odour).

E.764 Additionally, site SS0723 (Land to the west of The Street, Stoke Ash) is expected to have a major negative effect against criterion 3b (Settlement hierarchy) because it is not located within or adjacent to a settlement towards the top of the settlement hierarchy. Therefore, development is unlikely to ensure access to jobs nor revitalise the District's town centres.

E.765 Furthermore, a major negative effect is expected against criterion 9a (Transport links) for the site because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.766 Overall, Site SS0723 (Land to the west of The Street, Stoke Ash) is expected to have more major negative effects than major positive effects against the SA objective criteria, and is therefore likely to perform negatively.

Stonham Earl Parish

- SS0792: Land north of A1120 and east of Church Lane, Stonham Earl (Employment)
- **SS1058: Land north east of Haggars Mead, Stonham Earl (Residential – yield: 20 dwellings)**

Table E.91: Stonham Earl Parish

SA Objective	Criteria	SS0792: Land north of A1120 and east of Church Lane, Stonham Earl (Employment)	**SS1058: Land north east of Haggars Mead, Stonham Earl (Residential)**
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	N/A	-
	1b Open space, sport and recreation	N/A	++
	1c Public Rights of Way (PRoW)	N/A	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A	--
	2b Secondary schools	N/A	-
	2c Further and higher education facilities	N/A	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	0	-
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A	+
	4b Barriers to housing and services	N/A	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a Sudbury AQMA, Ipswich AQMAs and $PM_{2.5}$	-	-
	6b Noise	0	0
	6c Odour	0	--
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--	--
	7b Agricultural land classification	--	-
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	-	0

SA Objective	Criteria	SS0792: Land north of A1120 and east of Church Lane, Stonham Earl (Employment)	**SS1058: Land north east of Haggars Mead, Stonham Earl (Residential)**
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+	0
	14b Employment sites	++	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.767 Both sites are also expected to have a major positive effect against criterion 16b (Bus) because they are located within desirable walking distance from at least one bus stop, thereby encouraging the use of more sustainable modes of transport.

E.768 Furthermore, residential site SS1058 (Land north east of Haggars Mead, Stonham Earl) is expected to have major positive effects against criteria 1b (Open space, sport recreation facilities, open country and registered common land) and 1c (Public Rights of Way) as it is located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, as well as at least one PRoW. In addition, it falls within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services).

E.769 Employment site SS0792 (Land north of A1120 and east of Church Lane, Stonham Earl) is expected to have major positive effects against criterion 14b (Employment sites) as it is more than 5ha in size.

Major Negative

E.770 Both sites are expected to have major negative effects against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres) because they are located beyond the preferred maximum walking distance to railway stations and cycle ways, in addition to town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. In addition, both sites are expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) as they are categorised as greenfield land and would therefore not make efficient use of land.

E.771 Major negative effects are expected for the residential site, SS1058 (Land north east of Haggars Mead, Stonham Earl), against criteria 1a (GP surgeries), 2a (Primary schools, 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance from a GP surgery, primary schools, secondary schools and further and higher education facilities. In addition, this site is expected to have major negative effects against criteria 3c (Centres of employment) and 6c (Odour) as it is located beyond the preferred maximum walking distance from a strategic employment site/enterprise zone and is within the 400m Safeguard Area of a water recycling centre.

E.772 Employment site SS0792 (Land north of A1120 and east of Church Lane, Stonham Earl) is expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland) because it falls within 250m of the RNR 70 County Wildlife Site. However, this effect is uncertain depending on the potential for negative effects can be mitigated. This site is also expected to have major negative effects against criteria 7b (Agricultural land classification) and 11a (Internationally and nationally designated biodiversity assets) as 25% or more of the site falls on Grade 1 or 2 agricultural land and within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size.

E.773 Site SS1058 (Land north east of Haggars Mead, Stonham Earl) is expected to have a major negative effect against criterion 9a (Transport links) because it performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.774 In conclusion, both sites are expected to perform more negatively than positively in regard to the SA objective criteria. Employment site SS0792 (Land north of A1120 and east of Church Lane, Stonham Earl) is likely to have two major positive effects and seven major negative effects, while residential site SS1058 (Land north east of Haggars Mead, Stonham Earl) is likely to have four major positive effects and ten major negative effects.

Stonham Parva Parish

- **SS0163: Land east of Norwich Road, Little Stonham (Residential – yield: 5 dwellings)**
- **SS0810: Land west of Norwich Road, Stonham Parva (Residential – yield: 5 dwellings)**

Table E.92: Stonham Parva Parish

SA Objective	Criteria	SS0163: Land east of Norwich Road, Little Stonham (Residential)	SS0810: Land west of Norwich Road, Stonham Parva (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	+	+
	1c Public Rights of Way (PRoW)	++	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a Sudbury AQMA, Ipswich AQMAs and $PM_{2.5}$	-	-
	6b Noise	--	--
	6c Odour	--	--
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--	--
	7b Agricultural land classification	--	--
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	0	0

SA Objective	Criteria	SS0163: Land east of Norwich Road, Little Stonham (Residential)	SS0810: Land west of Norwich Road, Stonham Parva (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.775 Both sites are expected to have major positive effects against criterion 1c (Public Rights of Way) as they are located within desirable walking distance from at least one PRoW. However, this effect is uncertain in regard to site SS0810 (Land west of Norwich Road, Stonham Parva) as development could result in the loss or diversion of the PRoW. Both sites fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, a major positive effect is expected in relation to criterion 4b (Barriers to housing and services). Both sites are expected to have major positive effects against criterion 16b (Bus), as they are both located within desirable walking distance from at least one bus stop, thereby encouraging the use of more sustainable modes of transport.

Major Negative

E.776 Both sites are expected to have a major negative effect against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres) because they are located beyond the preferred maximum walking distance to railway stations and cycle ways, in addition to town/district centres. Therefore, development is unlikely to encourage active travel and uptake of more sustainable modes of transport. In addition, both sites are expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) as they are categorised as greenfield and would not be an efficient use of land. They are also expected to have a major negative effect on criterion 7b (Agricultural land classification) as 25% or more of both of the sites fall on Grade 2 agricultural land.

E.777 Major negative effects are also expected for both sites against criteria 1a (GP surgeries), 2a (Primary schools, 2b (Secondary schools) and 2c (Further and higher education facilities) because they are located beyond the preferred maximum walking distance from a GP surgery, primary schools, secondary schools and further and higher education facilities. Therefore, development is unlikely improve or maintain the level so health and wellbeing in the overall population. In addition, these sites are expected to have major negative effects against criteria 3c (Centres of employment), 6b (Noise) and 6c (Odour) as they are located beyond the preferred maximum walking distance from a strategic employment site/enterprise zone, are both adjacent to the A140 transport corridor, in addition to falling within the 400m Safeguard Area of a water recycling centre.

E.778 In addition, major negative effects are also expected against criterion 9a (Transport links) for both sites because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.779 In conclusion, both sites are expected to perform relatively equally as they share the same effects for the majority of the SA objective criteria. However, the major positive effect expected against criterion 1c (Public Rights of Way) for site SS0810 (Land west of Norwich Road, Stonham Parva) is uncertain as development here could result in the loss or diversion of a PRoW and, therefore, site SS0163 (Land east of Norwich Road, Little Stonham) is likely to perform slightly better.

Stowmarket Parish

- ***SS0064: Land south of Gun Cotton Way, Stowmarket (Residential – yield: 68 dwellings)***
- **SS0101: Former Stowmarket Middle School, Stowmarket (Residential – yield: 40 dwellings)**
- **SS0264: Ashes Farm, Stowmarket (Residential – yield: 575 dwellings)**
- SS0324: Land north of Spikes Lane, Stowmarket (Employment)
- SS0436: Land south-west of Needham Road, Stowmarket (Employment)
- **SS0668: Land south of Creeting Road, Stowmarket (Residential – yield: 25 dwellings)**
- ***SS1022: Chilton Leys, Stowmarket (Residential – yield: 600 dwellings)***
- ***SS1032: Land south of Gun Cotton Way, Stowmarket (Employment)***
- **SS1223: Land at Mill Lane, Stowmarket (Employment)**
- SS1282: Land off Gipping Way, Stowmarket Site D (Employment)
- SS1286: Land Opposite Linnet Drive, Stowmarket (Employment)
- SS1287: Land East of Tomo Business Park, Stowmarket (Employment)
- ***SS1288: Land east and west of Prentice Road, Stowmarket (Residential – yield: 60 dwellings)***

Table E.93: Stowmarket Parish

SA Objective	Criteria	***SS0064: Land south of Gun Cotton Way, Stowmarket (Residential)***	**SS0101: Former Stowmarket Middle School, Stowmarket (Residential)**	**SS0264: Ashes Farm, Stowmarket (Residential)**	SS0324: Land north of Spikes Lane, Stowmarket (Employment)	SS0436: Land south-west of Needham Road, Stowmarket (Employment)	**SS0668: Land south of Creeting Road, Stowmarket (Residential)**	***SS1022: Chilton Leys, Stowmarket (Residential)***	***SS1032: Land south of Gun Cotton Way, Stowmarket (Employment)***	**SS1223: Land at Mill Lane, Stowmarket (Employment)**	SS1282: Land off Gipping Way, Stowmarket Site D (Employment	SS1286: Land Opposite Linnet Drive, Stowmarket (Employment)	SS1287: Land East of Tomo Business Park, Stowmarket (Employment)	***SS1288: Land east and west of Prentice Road, Stowmarket (Residential)***
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	-	+	+	N/A	N/A	-	-	N/A	N/A	N/A	N/A	N/A	-
	1b Open space, sport and recreation	++	++	++	N/A	N/A	+	++	N/A	N/A	N/A	N/A	N/A	+
	1c Public Rights of Way (PRoW)	++?	++	++?	N/A	N/A	++	++?	N/A	N/A	N/A	N/A	N/A	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	++	+	N/A	N/A	+	+	N/A	N/A	N/A	N/A	N/A	+
	2b Secondary schools	-	+	-	N/A	N/A	-	+	N/A	N/A	N/A	N/A	N/A	-
	2c Further and higher education facilities	--	--	--	N/A	N/A	--	--	N/A	N/A	N/A	N/A	N/A	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	0	0	0	0	0	0	0	0	0	0
	3b Settlement hierarchy	++	++	++	++	++	++	++	++	++	++	++	++	++
	3c Centres of employment	++	+	++	0	0	++	-	0	0	0	0	0	++
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	++	N/A	N/A	+	++	N/A	N/A	N/A	N/A	N/A	+
	4b Barriers to housing and services	+	0	++	N/A	N/A	+	++	N/A	N/A	N/A	N/A	N/A	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-	-	-	-	-	-	-	-	-
	5b Water Resource Zones	-	-	-	-	-	-	-	-	-	-	-	-	-

SA Objective	Criteria	***SS0064: Land south of Gun Cotton Way, Stowmarket (Residential)***	**SS0101: Former Stowmarket Middle School, Stowmarket (Residential)**	**SS0264: Ashes Farm, Stowmarket (Residential)**	SS0324: Land north of Spikes Lane, Stowmarket (Employment)	SS0436: Land south-west of Needham Road, Stowmarket (Employment)	**SS0668: Land south of Creeting Road, Stowmarket (Residential)**	***SS1022: Chilton Leys, Stowmarket (Residential)***	***SS1032: Land south of Gun Cotton Way, Stowmarket (Employment)***	**SS1223: Land at Mill Lane, Stowmarket (Employment)**	SS1282: Land off Gipping Way, Stowmarket Site D (Employment	SS1286: Land Opposite Linnet Drive, Stowmarket (Employment)	SS1287: Land East of Tomo Business Park, Stowmarket (Employment)	***SS1288: Land east and west of Prentice Road, Stowmarket (Residential)***
	5c WwTW Flow Capacity	-	-	-	-	-	-	-	-	-	-	-	-	-
	5d Foul Sewerage Network Capacity	-	-	-	-	0	-	-	0	-	-	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a Sudbury AQMA, Ipswich AQMAs and PM 2.5	-	-	-	-	-	-	-	-	-	-	-	-	-
	6b Noise	0	0	--	0	0	--	0	0	0	0	0	0	--
	6c Odour	--	0	0	0	0	0	0	--	0	--	--	--	0
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--	++	--	--	--	++	--	--	--	--	++	++	--
	7b Agricultural land classification	--	0	--	-	--	-	--	--	-	0	--	--	0
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	-	-	-	-	-	-	-	-	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?	?	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0	0	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	++	++	++	++	++	++	++	++	++
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0	0	0	0	0	0	0	0

SA Objective	Criteria	***SS0064: Land south of Gun Cotton Way, Stowmarket (Residential)***	**SS0101: Former Stowmarket Middle School, Stowmarket (Residential)**	**SS0264: Ashes Farm, Stowmarket (Residential)**	SS0324: Land north of Spikes Lane, Stowmarket (Employment)	SS0436: Land south-west of Needham Road, Stowmarket (Employment)	**SS0668: Land south of Creeting Road, Stowmarket (Residential)**	***SS1022: Chilton Leys, Stowmarket (Residential)***	***SS1032: Land south of Gun Cotton Way, Stowmarket (Employment)***	**SS1223: Land at Mill Lane, Stowmarket (Employment)**	SS1282: Land off Gipping Way, Stowmarket Site D (Employment	SS1286: Land Opposite Linnet Drive, Stowmarket (Employment)	SS1287: Land East of Tomo Business Park, Stowmarket (Employment)	***SS1288: Land east and west of Prentice Road, Stowmarket (Residential)***
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	--	0	0	0	0	-	-	0	0	-
	10b Surface water flooding	0	0	--	0	-	--	-	-	--	--	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0	0	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	--?	--?	0	0	--?	--?	--?	--?	--?	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?
	11c Geological sites	0	0	0	0	0	0	0	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	--?	0?	0?	-?	-	0?	--?	-?	0?	-?	-?

SA Objective	Criteria	***SS0064: Land south of Gun Cotton Way, Stowmarket (Residential)***	**SS0101: Former Stowmarket Middle School, Stowmarket (Residential)**	**SS0264: Ashes Farm, Stowmarket (Residential)**	SS0324: Land north of Spikes Lane, Stowmarket (Employment)	SS0436: Land south-west of Needham Road, Stowmarket (Employment)	**SS0668: Land south of Creeting Road, Stowmarket (Residential)**	***SS1022: Chilton Leys, Stowmarket (Residential)***	***SS1032: Land south of Gun Cotton Way, Stowmarket (Employment)***	**SS1223: Land at Mill Lane, Stowmarket (Employment)**	SS1282: Land off Gipping Way, Stowmarket Site D (Employment	SS1286: Land Opposite Linnet Drive, Stowmarket (Employment)	SS1287: Land East of Tomo Business Park, Stowmarket (Employment)	***SS1288: Land east and west of Prentice Road, Stowmarket (Residential)***
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	-	-	-	0	--	0	-	0	0	0	0
	13b AONB	0	0	0	0	0	0	0	0	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	+	+	0	0	+	+	+	+	+	0
	14b Employment sites	0	0	0	+	++	0	0	+	++	+	+	+	0
15. To revitalise the District's town centres.	15a Town and district centres	-	++	+	--	--	+	--	-	--	-	-	+	++
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	++	-	-	++	-	+	-	+	-	++	++
	16b Bus	++	++	++	++	++	++	++	++	++	++	++	++	++
	16c Cycling	++	++	++	++	++	++	++	++	++	++	++	++	++

Major Positive

E.780 All residential and employment sites in this Parish are expected to have a major positive effect against criterion 16c (Cycling) because they are all located within desirable walking distance of a cycle way. All sites are expected to have a major positive effect against criterion 16b (Bus) because they fall within desirable walking distance of at least one bus stop. They are also expected to have major positive effects against criterion 9a (Transport links) because they perform well against related criteria.

E.781 All residential sites within this Parish are expected to have major positive effects against criteria 1c (Public Rights of Way), 16b (Bus) and 16c (Cycling), as they are all located within desirable walking distance from at least one PRoW, at least one bus stop, and at least one cycle way, and would therefore encourage the use of more active and sustainable modes of transport. However, the effect expected against criterion 1c (Public Rights of Way) is uncertain in regard to sites SS0064 (Land south of Gun Cotton Way, Stowmarket), SS0264 (Ashes Farm, Stowmarket) and SS1022 (Chilton Leys, Stowmarket) because development at these sites could result in the loss or diversion of the PRoW.

E.782 In addition, all sites are expected to have major positive effects against criteria 3b (Settlement hierarchy) as they are all located within or adjacent to a settlement located towards the top of the settlement hierarchy.

E.783 Interestingly, sites SS0101 (Former Stowmarket Middle School, Stowmarket) and SS0668 (Land south of Creeting Road, Stowmarket) are the only residential sites expected to have major positive effects against criterion 7a (Brownfield/greenfield land), as they are categorised as brownfield land, and would therefore be an efficient use of previously developed land.

E.784 Two employment sites in this Parish, SS1286 (Land Opposite Linnet Drive, Stowmarket) and SS1287 (Land East of Tomo Business Park, Stowmarket), are likely to have a major positive effect against criterion 7a (Brownfield/greenfield land) because they comprise brownfield land and their development will therefore make efficient use of previously developed land. With regard to criterion 14b (Employment sites), two other employment sites, SS0436 (Land south-west of Needham Road, Stowmarket) and SS1223 (Land at Mill Lane, Stowmarket), are expected to have a major positive effect because they will provide in excess of 5ha employment land.

Major Negative

E.785 All residential and employment sites, with the exception of SS0101 (Former Stowmarket Middle School, Stowmarket), are expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habits and ancient woodland) because they are located within 250m of a County Wildlife Site or Local Nature Reserve, or within 100m of priority habitat or ancient woodland. However, this effect is uncertain depending on the potential for negative effects can be mitigated.

E.786 All residential sites within this Parish are expected to have major negative effects against criterion 2c (Further and higher education facilities), as they are all located beyond the preferred maximum walking distance from a further or higher education facility, and are therefore unlikely to maintain or improve the levels of education or skills in the overall population. Furthermore, all residential sites, with the exception of SS101 (Former Stowmarket Middle School, Stowmarket), SS1288 (Land east and west of Prentice Road, Stowmarket), SS0668 (Land south of Creeting Road, Stowmarket) and SS1223 (Land at Mill Lane, Stowmarket) are expected to have a major negative effect against criterion 7b (Agricultural land classification) because they contain Grade 2 agricultural land, which is considered some of the best and most versatile agricultural land.

E.787 Two of the residential sites, SS0264 (Ashes Farm, Stowmarket) and SS1223 (Land at Mill Lane, Stowmarket), are expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets). Site SS0264 contains a Grade II Listed Building (The Ashes), which would be sensitive to development. Two additional Grade II Listed Buildings (Laburnham Cottage and Uplands) are located to the south of the site, which would also be affected by development. Site SS1223 does not have designated assets within it. However, it does listed buildings are located within close proximity to the site boundary and development could affect the settings of these listed buildings. Non-designated assets are present within both sites.

E.788 All seven employment sites (SS0324, SS0436, SS1032, SS1223, SS1282, SS1286 and SS1287) are expected to have major negative but uncertain effects in relation to criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size. Employment site SS0324 (Land north of Spikes Lane, Stowmarket) is the only site within the

parish which contains land with a 1 in 30 year risk of surface water flooding and, therefore, is expected to have a major negative effect against criterion 10b (Surface water flooding).

E.789 In addition, site SS1022 (Chilton Leys, Stowmarket) is expected to have major negative effects against criterion 13a (Landscape sensitivity) as it is considered to have an overall moderate-high sensitivity to residential development. It has a rural, agricultural open character with limited visual relationship to Stowmarket, and contributes to the separation of Stowmarket and Onehouse, providing a rural setting and of archaeological interest. Factors which decrease sensitivity include the intrusion of the A14 to the north and loss of hedgerows.

Conclusions

E.790 Although site SS0264 (Ashes Farm, Stowmarket) is expected to have the most major positive effects of all the residential sites, it is also expected to have a relatively large number of major negative effects, including having an adverse effect on the historic environment. Of all the residential sites, site SS0101 (Former Stowmarket Middle School, Stowmarket) is expected to have the most major positive effects with the least major negative effects and is therefore likely to perform slightly better than the other residential sites.

E.791 Of the employment sites, site SS1287 (Land East of Tomo Business Park, Stowmarket) is expected to perform slightly better than the other employment sites within the Parish, as it is expected to have the most major positive effects and the least major negative effects against the SA objective criteria.

Stowupland Parish

- ***SS0073: Land north of B1115, Stowupland (Residential – yield: 143 dwellings)***
- ***SS0151: Land south of Church Road, Stowupland (Residential – yield: 18 dwellings)***
- **SS1071: Land south of Stowmarket Road, Stowupland (Residential - yield: 300 dwellings)**
- SS1106: Land south of Gipping Road, Stowupland (Residential – yield: 100 dwellings)

Table E.94: Stowupland Parish

SA Objective	Criteria	***SS0073: Land north of B1115, Stowupland (Residential)***	***SS0151: Land south of Church Road, Stowupland (Residential)***	**SS1071: Land south of Stowmarket Road, Stowupland (Residential)**	SS1106: Land south of Gipping Road, Stowupland (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--	--
	1b Open space, sport and recreation	++	++	++	++
	1c Public Rights of Way (PRoW)	++?	++?	++?	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	++	++	++
	2b Secondary schools	+	++	+	+
	2c Further and higher education facilities	--	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0
	3b Settlement hierarchy	++	+	++	+
	3c Centres of employment	+	-	+	-
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	++	+
	4b Barriers to housing and services	++	++	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-
	5b Water Resource Zones	-	-	-	-
	5c WwTW Flow Capacity	-	-	-	-
	5d Foul Sewerage Network	-	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a Sudbury AQMA, Ipswich AQMAs and $PM_{2.5}$	-	-	-	-
	6b Noise	--	0	--	0
	6c Odour	0	0	0	0

SA Objective	Criteria	SS0073: Land north of B1115, Stowupland (Residential)	SS0151: Land south of Church Road, Stowupland (Residential)	SS1071: Land south of Stowmarket Road, Stowupland (Residential)	SS1106: Land south of Gipping Road, Stowupland (Residential)
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--	--	--	--
	7b Agricultural land classification	--	--	--	--
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	0	0	0	0
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	++	+	++	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0
	10b Surface water flooding	--	0	-	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	0	--?	0
	11c Geological sites	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	--	-
	13b AONB	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0
	14b Employment sites	0	0	0	0

SA Objective	Criteria	SS0073: Land north of B1115, Stowupland (Residential)	SS0151: Land south of Church Road, Stowupland (Residential)	SS1071: Land south of Stowmarket Road, Stowupland (Residential)	SS1106: Land south of Gipping Road, Stowupland (Residential)
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	--	-	--
	16b Bus	++	++	++	++
	16c Cycling	++	++	++	+

Major Positive

E.792 All sites are expected to have major positive effects against criteria 1b (Open space, sport recreation facilities, open country and registered common land), 1c (Public Rights of Way) and 16b (Bus) because they are located within desirable walking distance from an open space, sport and/or recreation facility, in addition to open country and/or registered common land, at least one PRoW, and at least one bus stop. Therefore, these sites are likely to encourage a healthier and more active lifestyle, as well as the use of more sustainable modes of transport. The effects expected against criterion 1c (Public Rights of Way) are uncertain, as development could result in the loss or diversion of a PRoW. All sites with the exception of SS1106 (Land south of Gipping Road, Stowupland) are also expected to have a major positive effect against criterion 16c (Cycling) because they are located within desirable walking distance of a cycle way.

E.793 All of the sites fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. As such, major positive effects are expected in relation to criterion 4b (Barriers to housing and services).

E.794 All sites, with the exception of site SS0073 (Land north of B1115, Stowupland), are expected to have a major positive effect against criterion 2a (Primary schools) because they are located within desirable walking distance of a primary school. One of the sites, SS0151 (Land south of Church Road, Stowupland), is expected to have a major positive effect against criterion 2b (Secondary schools) because it falls within desirable walking distance of a secondary school.

E.795 Sites SS0073 (Land north of B1115, Stowupland) and SS1071 (Land south of Stowmarket Road, Stowupland) are expected to have a major positive effect against criterion 3b (Settlement hierarchy) because they are located adjacent to a settlement towards the top of the settlement hierarchy

E.796 Major positive effects are also expected against criterion 9a (Transport links) for sites SS0073 (Land north of B1115, Stowupland) and SS1071 (Land south of Stowmarket Road, Stowupland) because they perform strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.797 Furthermore, site SS1071 (Land south of Stowmarket Road, Stowupland) is expected to have a major positive effect against criterion 4a (Housing provision), as it is likely to deliver more than 250 dwellings and therefore significantly contribute to the delivery of housing in the District.

Major Negative

E.798 All the sites are expected to have major negative effects against criteria 1a (GP surgeries), 2c (Further and higher education facilities) and 15a (Town and district centres), as they are located beyond the preferred maximum walking distance from a GP surgery, further and higher education facilities, and a town or district centre. As such, development is not likely to improve the levels of health, skills, or education of the population, nor contribute towards the revitalisation of the District's town centres.

E.799 All of the sites are also expected to have major negative effects against criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification), as they are categorised as greenfield land and fall on Grade 2 agricultural land, which is considered some of the best and most versatile agricultural land. Therefore, development would be an inefficient use of land. Sites SS0073 (Land north of B1115, Stowupland) and SS1106 (Land south of Gipping Road, Stowupland) are expected to have major negative effects against criterion 10b (Surface water flooding) as they are both contain land with a 1 in 30 year risk of surface water flooding.

E.800 Major negative effects are expected against criterion 6b (Noise) for sites SS0073 (Land north of B1115, Stowupland) and SS1071 (Land south of Stowmarket Road, Stowupland) as they are both located adjacent to the A14 transport corridor. With regard to criterion 16a (Rail), sites SS0151 (Land south of Church Road, Stowupland) and SS1106 (Land south of Gipping Road, Stowupland) are expected to have a major negative effect because they are beyond the preferred maximum walking distance of a railway station.

E.801 Lastly, site SS1071 (Land south of Stowmarket Road, Stowupland) is expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is located within 100m of priority habitat. However, this effect is uncertain depending upon whether potential negative effects can be mitigated. Furthermore, this site is expected to have major negative effects against criterion 13a (Landscape sensitivity) as it is considered to have an overall moderate-high sensitivity to residential development due to its agricultural character, rural setting provided to Stowupland and the gap it provides between Stowupland and Stowmarket. Development of the sites is likely to result in coalescence of the two settlements, despite the presence of the A14.

Conclusions

E.802 Overall, site SS0151 (Land south of Church Road, Stowupland) is likely to perform slightly better than the other residential sites within this Parish and will deliver the highest number of new residential dwellings. In contrast, sites SS0073 (Land north of B1115, Stowupland) and SS1106 (Land south of Gipping Road, Stowupland) are likely to perform the worst, with a number of major negative effects against the SA objective criteria.

Stradbroke Parish

- **SS0079: Land west of Queen Street, Stradbroke (Residential – yield: 75 dwellings)**
- SS0080: Land east of Queen Street, Stradbroke (Residential – yield: 10 dwellings)
- SS0087: Land south of Ash Plough and west of Queen Street, Stradbroke (Residential - yield: 20 dwellings)
- SS0575: Land east of Queen Street, Stradbroke (Residential – yield: 30 dwellings)
- **SS0681: Land east of Farriers Close, Stradbroke (Residential – yield: 35 dwellings)**
- ***SS1043: Land south of New Street, Stradbroke (Residential – yield: 60 dwellings)***
- **SS1198: Land north of Laxfield Road, Stradbroke (Residential – yield: 45 dwellings)**

Table E.95: Stradbroke Parish

SA Objective	Criteria	**SS0079: Land west of Queen Street, Stradbroke (Residential)**	SS0080: Land east of Queen Street, Stradbroke (Residential)	SS0087: Land south of Ash Plough and west of Queen Street, Stradbroke (Residential)	SS0575: Land east of Queen Street, Stradbroke (Residential)	**SS0681: Land east of Farriers Close, Stradbroke (Residential)**	***SS1043: Land south of New Street, Stradbroke (Residential)***	**SS1198: Land north of Laxfield Road, Stradbroke (Residential)**
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	+	-	-	+	++	++	+
	1b Open space, sport and recreation	++	++	++	++	++	++	+
	1c Public Rights of Way (PRoW)	++?	++	++	++	++	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	++	++	+	+	+
	2b Secondary schools	+	+	+	++	++	++	+
	2c Further and higher education facilities	--	--	--	--	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0	0	0
	3b Settlement hierarchy	+	+	+	+	+	+	+
	3c Centres of employment	--	--	--	--	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	+	+	+
	4b Barriers to housing and services	0	0	0	0	0	0	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-	-	-
	5b Water Resource Zones	0	0	0	0	0	0	-
	5c WwTW Flow Capacity	0	0	0	0	0	0	0
	5d Foul Sewerage Network Capacity	-	0	-	-	-	-	-

SA Objective	Criteria	**SS0079: Land west of Queen Street, Stradbroke (Residential)**	SS0080: Land east of Queen Street, Stradbroke (Residential)	SS0087: Land south of Ash Plough and west of Queen Street, Stradbroke (Residential)	SS0575: Land east of Queen Street, Stradbroke (Residential)	**SS0681: Land east of Farriers Close, Stradbroke (Residential)**	***SS1043: Land south of New Street, Stradbroke (Residential)***	**SS1198: Land north of Laxfield Road, Stradbroke (Residential)**
6. To maintain and where possible improve air quality and reduce noise pollution.	6a Sudbury AQMA, Ipswich AQMAs and PM $_{2.5}$	-	-	-	-	-	-	-
	6b Noise	0	0	0	0	0	0	0
	6c Odour	0	--	0	--	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--	--	--	--	--	--	--
	7b Agricultural land classification	-	-	-	-	-	-	-
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	0	0	0	0	0	0	0
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	+	-	+	+	+	+	-
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0	0
	10b Surface water flooding	-	0	0	--	-	--	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	0	-?	--?	-?	-?	--?
	11c Geological sites	0	0	0	0	0	0	0

SA Objective	Criteria	**SS0079: Land west of Queen Street, Stradbroke (Residential)**	SS0080: Land east of Queen Street, Stradbroke (Residential)	SS0087: Land south of Ash Plough and west of Queen Street, Stradbroke (Residential)	SS0575: Land east of Queen Street, Stradbroke (Residential)	**SS0681: Land east of Farriers Close, Stradbroke (Residential)**	***SS1043: Land south of New Street, Stradbroke (Residential)***	**SS1198: Land north of Laxfield Road, Stradbroke (Residential)**
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?	-?	--?	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	0	-	-	-	-
	13b AONB	0	0	0	0	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0	0	0
	14b Employment sites	0	0	0	0	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	--	--	--
	16b Bus	++	++	++	++	++	++	++
	16c Cycling	--	--	--	--	--	--	--

Major Positive

E.803 All sites within this Parish are expected to have major positive effects against criteria 1c (Public Rights of Way) and 16b (Bus) because they are located within desirable walking distance of at least one PRoW and at least one bus stop. Therefore, these sites are likely to encourage a healthier and more active lifestyle, as well as the use of more sustainable modes of transport. However, the effect expected against criterion 1c (Public Rights of Way) is recorded as uncertain because development could result in the loss or diversion of the PRoW. All of the sites, with the exception of site SS1198 (Land north of Laxfield Road, Stradbroke), are expected to have a major positive effect against criterion 1b (Open space, sport recreation facilities, open country and registered common land) as they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and would therefore encourage healthier lifestyles and improve the health of the overall population.

E.804 Three of the seven sites (Sites SS0079, SS0087 and SS0575) are expected to have major positive effects against criterion 2a (Primary schools), as they are all located within desirable walking distance from a primary school, while three of the sites (SS0575, SS0681 and SS1043) are located within desirable walking distance from a secondary school and are therefore expected to have major positive effects against criterion 2b (Secondary schools). As such, these sites are likely to contribute towards maintaining and improving the levels of education in the younger population. Additionally, sites SS0681 (Land east of Farriers Close, Stradbroke) and SS1043 (Land south of New Street, Stradbroke) are expected to have major positive effects against criterion 1a (GP surgeries) as they are located within desirable walking distance from a GP surgery, and are therefore likely to improve access to primary healthcare facilities.

Major Negative

E.805 All the sites are expected to have major negative effects against criteria 2c (Further and higher education facilities), 3c (Centres of employment), 15a (Town and district centres), 16a (Rail) and 16c (Cycling) as they are located beyond the preferred maximum walking distance from further and higher education facilities, strategic employment sites/enterprise zones, a town or district centre, a rail station and at least one cycle way. As such, development is not likely to improve access to education and employment, contribute towards the revitalisation of the District's town centres, nor encourage the use of more active and sustainable modes of transport. The sites are also expected to have major negative effects against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and would therefore be an inefficient use of land.

E.806 Major negative effects are expected against criterion 10b (Surface water flooding) for sites SS0575 (Land east of Queen Street, Stradbroke), SS1043 (Land south of New Street, Stradbroke) and SS1198 (Land north of Laxfield Road, Stradbroke) as they contain land with a 1 in 30 year risk of surface water flooding. Furthermore, major negative effects are expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) for site SS0079 (Land west of Queen Street, Stradbroke) as it is located within 100m of priority habitat, site SS0575 (Land east of Queen Street, Stradbroke) as it contains priority habitat, and site SS1198 (Land north of Laxfield Road, Stradbroke) as it is within 250m of Stradbroke Meadow County Wildlife Site. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.807 Sites SS0079 (Land west of Queen Street, Stradbroke) and SS0575 (Land east of Queen Street, Stradbroke) are expected to have a major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because both of the sites fall partially within the Stradbroke Conservation Area. Therefore, both sites are sensitive to development. Neither site contains a designated asset, but designated assets are present just outside of the site boundaries. Therefore, the settings of these assets are likely to be affected by development.

E.808 Major negative effects are also expected against criterion 6c (Odour) for sites SS0080 (Land east of Queen Street, Stradbroke) and SS0575 (Land east of Queen Street, Stradbroke) as they are located within the 400m Safeguard Area of a water recycling plant.

Conclusions

E.809 Sites SS0575 (Land east of Queen Street, Stradbroke), SS0681 (Land east of Farriers Close, Stradbroke) and SS1043 (Land south of New Street, Stradbroke) are expected to have the most major positive effects of all the sites within the Parish. However, site SS0575 (Land east of Queen Street, Stradbroke) is also expected to have the most major negative effects of all the sites, which includes adverse effects on the historic environment. Therefore, site SS0681 (Land east of Farriers Close, Stradbroke) is likely to perform slightly better than the other sites.

Thorndon Parish

- ***SS0453: Land north of Stoke Road and west of Clint Road, Thorndon (Residential - yield: 20 dwellings)***

Table E.96: Thorndon Parish

SA Objective	Criteria	*SS0453: Land north of Stoke Road and west of Clint Road, Thorndon (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	-
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	-
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-
	7b Agricultural land classification	--
	7c Minerals	-

SA Objective	Criteria	*SS0453: Land north of Stoke Road and west of Clint Road, Thorndon (Residential)*
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	+
	16c Cycling	++

Major Positive

E.810 Site SS0453 (Land north of Stoke Road and west of Clint Road, Thorndon) is expected to have major positive effects against criteria 1c (Public Rights of Way) and 16c (Cycling) because it is located within desirable walking distance of a Public Right of Way and a cycle way, and is therefore likely to encourage more active and healthier lifestyles, in addition to travel by sustainable modes of transport.

E.811 In addition, the site is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.812 Site SS0453 (Land north of Stoke Road and west of Clint Road, Thorndon) is expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance to secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town/district centres. A major negative effect is also identified against criterion 1a (GP surgeries) as the site is beyond the preferred maximum walking distance to a GP surgery.

E.813 Major negative effects are expected against criterion 16a (Rail) because the site is located beyond the preferred maximum walking distance to a railway station. Furthermore, major negative effects are expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the site is located within 100m of a priority habitat. However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

E.814 In addition, a major negative effect is expected against criteria 7b (Agricultural land classification) because the site contains Grade 2 agricultural land, and development would not be an efficient use of land.

Conclusions

E.815 Site SS0453 (Land north of Stoke Road and west of Clint Road, Thorndon performs well in relation to access to Public Rights of Way and cycle ways. In addition, it performs well in relation to barriers to housing and services. However, the site scores poorly in relation to access to GP surgeries, education facilities, centres of employment, railway stations and town/district centres. Furthermore, the site performs poorly in terms of agricultural land and biodiversity.

Thurston Parish

- ***SS0006: Land west of Barton Road, Thurston (Residential - yield: 129 dwellings)***
- ***SS0008: Land south of Barrells Road, Thurston (Residential - yield: 6 dwellings)***
- ***SS0019: Land west of Meadow Lane, Thurston (Residential - yield: 64 dwellings)***
- **SS0075: Land east of Ixworth Road, Thurston (Residential - yield: 200 dwellings)**
- **SS0090: Land east of Church Road and south of Old Post Office Lane, Thurston (Residential - yield: 25 dwellings)**
- **SS0319: Land south of Heath Road, Thurston (Residential - yield: 110 dwellings)**
- ***SS0716: Land west of Ixworth Road, Thurston (Residential - yield: 250 dwellings)***
- **SS0729: Land south of Beyton Road, Thurston (Residential - yield: 200 dwellings)**
- ***SS0765: Land to the West of Church Road, Thurston (Residential - yield: 15 dwellings)***

Table E.97: Thurston Parish

SA Objective	Criteria	*SS0006: Land west of Barton Road, Thurston (Residential)*	*SS0008: Land south of Barrells Road, Thurston (Residential)*	*SS0019: Land west of Meadow Lane, Thurston (Residential)*	*SS0075: Land east of Ixworth Road, Thurston (Residential)*	SS0090: Land east of Church Road and south of Old Post Office Lane, Thurston (Residential)	SS0319: Land south of Heath Road, Thurston (Residential)	*SS0716: Land west of Ixworth Road, Thurston (Residential)*	SS0729: Land south of Beyton Road, Thurston (Residential)	*SS0765: Land to the West of Church Road, Thurston (Residential*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--	--	--	--	--	--	--
	1b Open space, sport and recreation	++	+	++	+	++	++	+	++	++
	1c Public Rights of Way (PRoW)	++	++	++	++?	++	+	++?	+	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	+	+	-	++	--	-	+	++
	2b Secondary schools	++	-	++	++	-	+	++	+	+
	2c Further and higher education facilities	--	--	--	--	--	--	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0	+	0	0	0
	3b Settlement hierarchy	+	+	+	+	+	+	+	+	+
	3c Centres of employment	-	--	--	--	--	-	--	-	--

SA Objective	Criteria	*SS0006: Land west of Barton Road, Thurston (Residential)*	*SS0008: Land south of Barrells Road, Thurston (Residential)*	*SS0019: Land west of Meadow Lane, Thurston (Residential)*	*SS0075: Land east of Ixworth Road, Thurston (Residential)*	SS0090: Land east of Church Road and south of Old Post Office Lane, Thurston (Residential)	SS0319: Land south of Heath Road, Thurston (Residential)	*SS0716: Land west of Ixworth Road, Thurston (Residential)*	SS0729: Land south of Beyton Road, Thurston (Residential)	*SS0765: Land to the West of Church Road, Thurston (Residential*
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	+	+	++	+	+
	4b Barriers to housing and services	+	+	+	+	+	++	+	+	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-	-	-	-	-
	5b Water Resource Zones	-	-	-	-	-	-	-	-	-
	5c WwTW Flow Capacity	-	-	-	-	-	-	-	-	-
	5d Foul Sewerage Network Capacity	-	0	-	-	-	-	-	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--	--	--	--
	6b Noise	0	0	0	0	0	0	0	0	0
	6c Odour	0	0	0	0	0	0	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--	--	+/-	--	--	--	--	--	--
	7b Agricultural land classification	-	-	-	--	-	-	--	-	-
	7c Minerals	0	0	-	-	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-	+	-	+	-	-	+	+
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0	0	0	0

SA Objective	Criteria	*SS0006: Land west of Barton Road, Thurston (Residential)*	*SS0008: Land south of Barrells Road, Thurston (Residential)*	*SS0019: Land west of Meadow Lane, Thurston (Residential)*	*SS0075: Land east of Ixworth Road, Thurston (Residential)*	SS0090: Land east of Church Road and south of Old Post Office Lane, Thurston (Residential)	SS0319: Land south of Heath Road, Thurston (Residential)	*SS0716: Land west of Ixworth Road, Thurston (Residential)*	SS0729: Land south of Beyton Road, Thurston (Residential)	*SS0765: Land to the West of Church Road, Thurston (Residential*
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0	0	0	0
	10b Surface water flooding	0	0	0	0	0	0	0	-	--
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	0	0	0	0	--?	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	0	-?	-?	--?	0	0	--?	--?
	11c Geological sites	0	0	0	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	0?	-?	-?	-?	-?	-?	0?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	-	-	-	-	-
	13b AONB	0	0	0	0	0	0	0	0	0

SA Objective	Criteria	*SS0006: Land west of Barton Road, Thurston (Residential)*	*SS0008: Land south of Barrells Road, Thurston (Residential)*	*SS0019: Land west of Meadow Lane, Thurston (Residential)*	*SS0075: Land east of Ixworth Road, Thurston (Residential)*	SS0090: Land east of Church Road and south of Old Post Office Lane, Thurston (Residential)	SS0319: Land south of Heath Road, Thurston (Residential)	*SS0716: Land west of Ixworth Road, Thurston (Residential)*	SS0729: Land south of Beyton Road, Thurston (Residential)	*SS0765: Land to the West of Church Road, Thurston (Residential*
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0	0	0	0	0
	14b Employment sites	0	0	0	0	0	0	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	-	+	+	-	++	+	++	+
	16b Bus	++	+	++	++	++	++	++	++	++
	16c Cycling	+	-	++	+	++	++	+	+	++

Major Positive

E.816 With the exception of site SS0008 (Land south of Barrells Road, Thurston), all sites are expected to have major positive effects in relation to criterion 16b (Bus) as they are each located within desirable walking distance of a bus stop, which may promote this more sustainable mode of transport. In addition, sites SS0019 (Land west of Meadow Lane, Thurston), SS0090 (Land east of Church Road and south of Old Post Office Lane, Thurston), SS0319 (Land south of Heath Road, Thurston) and SS0765 (Land to the West of Church Road, Thurston) are expected to have major positive effects against criterion 16c (Cycling) as they are each located within desirable walking distance of a cycle way. Furthermore, sites SS0319 (Land south of Heath Road, Thurston) and SS0729 (Land south of Beyton Road, Thurston) are within desirable walking distance of a railway station and are therefore expected to have major positive effects in relation to criterion 16a (Rail).

E.817 With the exception of sites SS0319 (Land south of Heath Road, Thurston) and SS0729 (Land south of Beyton Road, Thurston), all sites are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and are therefore likely to encourage healthier and more active lifestyles. However, the effects for sites SS0075 (Land east of Ixworth Road, Thurston) and SS0716 (Land west of Ixworth Road, Thurston) are recorded as uncertain because it is possible that development could result in the loss or diversion of the PRoW. In addition, sites SS0006 (Land west of Barton Road, Thurston), SS0019 (Land west of Meadow Lane, Thurston), SS0090 (Land east of Church Road and south of Old Post Office Lane, Thurston), SS0319 (Land south of Heath Road, Thurston), SS0729 (Land south of Beyton Road, Thurston) and SS0765 (Land to the West of Church Road, Thurston) are expected to have major positive effects in relation to criterion 1b (Open space, sport and recreation) because they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles.

E.818 Sites SS0006 (Land west of Barton Road), SS0019 (Land west of Meadow Lane), SS0075 (Land east of Ixworth Road) and SS0716 (Land west of Ixworth Road, Thurston) are expected to have a major positive effect against criterion 2b (Secondary schools) because they are located within desirable walking distance of a secondary school. Sites SS0090 (Land east of Church Road and south of Old Post Office Lane, Thurston) and SS0765 (Land to the West of Church Road, Thurston) are expected to have major positive effects in relation to criterion 2a (Primary schools) because they are within desirable walking distance of a primary school.

E.819 One of the sites, SS0716 (Land west of Ixworth Road, Thurston), is likely to have a major positive effect against criterion 4a (Housing provision) because it is expected to provide 250 new residential dwellings. Another of the sites, SS0319 (Land south of Heath Road, Thurston), is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.820 All sites are expected to have major negative effects in relation to criteria 1a (GP surgeries), 2c (Further and higher education facilities) and 15a (Town and district centres) because they are each located beyond the preferred maximum walking distance of a GP surgery and further/ higher education facility, and a town/district centre. The sites are also expected to have a major negative effect against criterion 6a (AQMAs) because they are located within 12.5km of an AQMA and development may therefore exacerbate existing air quality issues within the AQMA.

E.821 All sites with the exception of SS0019 (Land west of Meadow Lane, Thurston) are expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land. Therefore, development of these sites will not make efficient use of previously developed land. With the exception of SS0006 (Land west of Barton Road, Thurston), SS0319 (Land south of Heath Road, Thurston) and SS0729 (Land south of Beyton Road, Thurston), all sites are expected to have a major negative effect in relation to criterion 3c (Centres of employment) because they are located beyond the preferred maximum walking distance of a strategic employment site/enterprise zone.

E.822 Three sites, SS0090 (Land east of Church Road and south of Old Post Office Lane, Thurston), S0729 (Land south of Beyton Road, Thurston) and SS0765 (Land to the West of Church Road, Thurston) are expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because they are within 100m of a priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated. Two of the sites, SS0075 (Land east of Ixworth Road, Thurston) and SS0716 (Land west of Ixworth Road, Thurston), are expected to have a major negative effect in relation to criterion 7b (Agricultural land classification) because they each contain Grade 2 agricultural land.

E.823 Two sites, SS0006 (Land west of Barton Road, Thurston) and SS0319 (Land south of Heath Road, Thurston), are expected to have a major negative effect in relation to criterion 2a (Primary schools) because they are beyond the preferred maximum walking distance to a primary school. Furthermore, both sites are expected to have a major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of each site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity.

E.824 Lastly, site SS0765 (Land to the West of Church Road, Thurston) is anticipated to have a major negative effect in relation to criterion 10b (Surface water flooding) because it contains land with a 1 in 30 year risk of surface water flooding.

Conclusions

E.825 Site SS0019 (Land west of Meadow Lane, Thurston) performs the strongest with five major positive effects and five major negative effects. Site SS0008 (Land south of Barrells Road, Thurston) performs poorly as it only receives one major positive effect and six major negative effects. Other sites that perform poorly are SS0075 (Land east of Ixworth Road, Thurston) and SS0729 (Land south of Beyton Road, Thurston).

Thwaite Parish

- **SS0786: Land to the south of Wickham Road and west of A140, Thwaite (Residential - yield: 10 dwellings)**
- **SS1228: Land west of Church Lane, Thwaite (Residential - yield: 5 dwellings)**

Table E.98: Thwaite Parish

SA Objective	Criteria	SS0786: Land to the south of Wickham Road and west of A140, Thwaite (Residential)	SS1228: Land west of Church Lane, Thwaite (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	--	--
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	+
	3b Settlement hierarchy	-	-
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	0	0
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-
	6b Noise	--	0
	6c Odour	--	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	0	0

SA Objective	Criteria	SS0786: Land to the south of Wickham Road and west of A140, Thwaite (Residential)	SS1228: Land west of Church Lane, Thwaite (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.826 Both sites are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and are therefore likely to encourage healthier and more active lifestyles. In addition, the sites are expected to have major positive effects against criterion 16b (Bus) because they are within desirable walking distance of at least one bus stop and are therefore likely to encourage use of more sustainable modes of transport.

E.827 Additionally, both sites are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are both located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.828 Both sites are expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because they are located beyond the preferred maximum walking distance to primary and secondary schools, in addition to further and higher education facilities.

E.829 Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres.

E.830 In addition, major negative effects are identified against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) because the sites are beyond the preferred maximum walking distance to a GP surgery and an open space, sport and/or recreation facility, in addition to open country and/or registered common land.

E.831 Major negative effects are expected for both sites against criteria 16a (Rail) and 16c (Cycling) because the sites are located beyond the preferred maximum walking distance to a railway station and cycle way, which may discourage sustainable travel. Furthermore, major negative effects are expected against criterion 7a (Brownfield/greenfield land) as the sites are classified as greenfield land and their development would not make an efficient use of land.

E.832 Major negative effects are expected against criterion 9a (Transport links) for both sites because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.833 Site SS0786 (Land to the south of Wickham Road and west of A140, Thwaite) is also expected to have a major negative effect in relation to criteria 6b (Noise) and 6c (Odour) because it is within the 400m Safeguard Area of a water recycling centre and is also in close proximity to the A140 road. Furthermore, site SS0786 (Land to the south of Wickham Road and west of A140, Thwaite) is expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is located within 100m of a priority habitat. However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

Conclusions

E.834 Generally, the sites perform similarly in relation to most criteria. However, site SS0786 (Land to the south of Wickham Road and west of A140, Thwaite) performs worse than SS1228 (Land west of Church Lane, Thwaite) in relation to noise, odour and local biodiversity. Site SS0786 is the best performing site.

Tostock Parish

- **SS0513: Land between New Road and Leys Road, Tostock (Residential - yield: 5 dwellings)**
- SS0924: Land south of New Road and north of A14, Tostock (Employment)

Table E.99: Tostock Parish

SA Objective	Criteria	SS0513: Land between New Road and Leys Road, Tostock (Residential)	SS0924: Land south of New Road and north of A14, Tostock (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	N/A
	1b Open space, sport and recreation	++	N/A
	1c Public Rights of Way (PRoW)	++	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	N/A
	2b Secondary schools	--	N/A
	2c Further and higher education facilities	--	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	0
	3c Centres of employment	--	0
4. To meet the housing requirements of the whole community.	4a Housing provision	+	N/A
	4b Barriers to housing and services	++	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	-	-

SA Objective	Criteria	SS0513: Land between New Road and Leys Road, Tostock (Residential)	SS0924: Land south of New Road and north of A14, Tostock (Employment)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	-	-
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	+
	14b Employment sites	0	+
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	-
	16c Cycling	+	+

Major Positive

E.835 Residential site SS0513 (Land between New Road and Leys Road, Tostock) is expected to have major positive effects in relation to criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because it is located within desirable walking distance of an open space, sport and/or recreation facility, in addition to a Public Right of Way, and is therefore likely to encourage healthier and more active lifestyles. Furthermore, the site is expected to have major positive effects in relation to criterion 16b (Bus) because it is within desirable walking distance of at least one bus stop, which may promote sustainable travel.

E.836 Site SS0513 (Land between New Road and Leys Road, Tostock) is expected to have a major positive effect in relation to criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.837 Employment site SS0924 (Land south of New Road and north of A14, Tostock) does not receive any major positive effects.

Major Negative

E.838 Both sites are expected to have major negative effects against criterion 6a (AQMAs) as they are located within 12.5km of an AQMA and development may exacerbate existing air quality issues. Furthermore, both sites are expected to have major negative effects in relation to criteria 15a (Town and district centres) and 16a (Rail) because they are located beyond the preferred maximum walking distance to town and district centres and railway stations. In addition, major negative effects are expected against criterion 7a (Brownfield/greenfield land) because the sites are classified as greenfield land and their development would not make efficient use of land.

E.839 Residential site SS0513 (Land between New Road and Leys Road, Tostock) is expected to have major negative effects in relation to criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it is located beyond the preferred maximum walking distance to primary and secondary schools, in addition to further and higher education facilities. The site is also expected to have a major negative effect against criteria 1a (GP surgeries) and 3c (Centres of employment) because it is beyond the preferred maximum walking distance to a GP surgery and strategic employment site/enterprise zone. Furthermore, this site is expected to have a major negative effect in relation to criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the site is within 100m of a priority habitat. However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

E.840 Employment site SS0924 (Land south of New Road and north of A14, Tostock) is expected to have a major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size.

Conclusions

E.841 Overall, the sites perform similarly in relation to most criteria. The residential site, SS0513 (Land between New Road and Leys Road, Tostock), performs well in relation to access to open space, Public Rights of Way and bus stops. It also performs well against criterion 4b (Barriers to housing and services).

Walsham-le-Willows Parish

- ***SS0040: Land west of Wattisfield Road, Walsham le Willows (Residential - yield: 60 dwellings)***
- ***SS0369: Land east of Wattisfield Road, Walsham le Willows (Residential - yield: 22 dwellings)***

Table E.100: Walsham-le-Willows Parish

SA Objective	Criteria	*SS0040: Land west of Wattisfield Road, Walsham le Willows (Residential)*	*SS0369: Land east of Wattisfield Road, Walsham le Willows (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	-	-
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	+	+
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	0
	5b Water Resource Zones	-	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Flow	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	-
	6b Noise	0	0
	6c Odour	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	-	-

SA Objective	Criteria	*SS0040: Land west of Wattisfield Road, Walsham le Willows (Residential)*	*SS0369: Land east of Wattisfield Road, Walsham le Willows (Residential)*
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	0
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	+	-
	16c Cycling	--	--

Major Positive

E.842 Both sites are expected to have major positive effects in relation to criterion 1c (Public Rights of Way) as they are both within desirable walking distance of a Public Right of Way. Furthermore, both sites are expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are both located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.843 Both sites are expected to have major negative effects against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they are located beyond the preferred maximum walking distance of secondary schools and further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres. Furthermore, major negative effects are expected against criterion 1a (GP surgeries) as the sites are located beyond the preferred maximum walking distance to a GP surgery.

E.844 Major negative effects are also expected for both sites against criteria 16a (Rail) and 16c (Cycling) because they are located beyond the preferred maximum walking distance to railway stations and cycle ways, which may discourage sustainable travel. Furthermore, major negative effects are expected against criterion 7a (Brownfield/greenfield land) because the sites are classified as greenfield land and their development would not make efficient use of land.

E.845 Both sites are also expected to have a major negative effect against criterion 9a (Transport links) because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.846 In addition, site SS0040 (Land west of Wattisfield Road, Walsham le Willows) is expected to have a major negative effect against criterion 6a (AQMAs) because it is located within 12.5km of an AQMA and future development may exacerbate existing air quality issues associated with nearby AQMAs.

Conclusions

E.847 Generally, the sites perform similarly in relation to most criteria. However, site SS0369 (Land east of Wattisfield Road, Walsham le Willows) performs marginally better than SS0040 (Land west of Wattisfield Road, Walsham le Willows) because it has one additional major positive effect than SS0040.

Wattisfield Parish

- ***SS0110: Land east of The Street, Wattisfield (Residential - yield: 8 dwellings)***

Table E.101: Wattisfield Parish

SA Objective	Criteria	*SS0110: Land east of The Street, Wattisfield (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	++
	1c Public Rights of Way (PRoW)	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0

SA Objective	Criteria	SS0110: Land east of The Street, Wattisfield (Residential)
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	--

Major Positive

E.848 Site SS0110 (Land east of The Street, Wattisfield) is expected to have a major positive effect against criteria 1b (Open space, sport and recreation facilities) and 1c (Public Rights of Way) because it is located within desirable walking distance of an open space, sport and/or recreation facility, in addition to a Public Right of Way. Therefore, its development is likely to encourage healthier and more active lifestyles. In addition, the site is expected to have a major positive effect against criterion

16b (Bus) because it is within a desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

E.849 A major positive effect is also expected against criterion 4b (Barriers to housing and services) because the site is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.850 Site SS0110 (Land east of The Street, Wattisfield) is expected to have a major negative effect against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it falls beyond the preferred maximum walking distance to primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres. Furthermore, the site is expected to have major negative effects in relation to criterion 3b (Settlement hierarchy) because it is located within or adjacent to a settlement towards the bottom of the settlement hierarchy. A major negative effect is also identified against criterion 1a (GP surgeries) because the site is beyond the preferred maximum walking distance to a GP surgery.

E.851 Major negative effects are expected against criteria 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance to a railway station and cycle way. Furthermore, major negative effects are expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the site is located within 100m of a priority habitat. However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

E.852 Major negative effects are expected against criterion 7a (Brownfield/greenfield land) as the site is classified as greenfield land, which would not be an efficient use of land. In addition, the site is expected to have a major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) because it is wholly within the Wattisfield Conservation Area and therefore sensitive to development. Furthermore, the site is within close proximity to several Grade II listed buildings, which would also be affected by development. One Grade II listed building is heavily screened by vegetation and is unlikely to be able to experience the site. The site contains no non-designated assets.

E.853 A major negative effect is also expected against criterion 9a (Transport links) because the site performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.854 Overall, the site performs well in relation to access to open space, sport and recreation, Public Rights of Way and bus stops, in addition to barriers to housing and services. The site does not perform as well in relation to access to GP surgeries, education facilities, centres of employment, town/district centres, railway stations, cycle ways and transport links. The site also performs poorly in relation to land use efficiency, heritage assets and local biodiversity.

Westhorpe Parish

- **SS0084: Land north of The Street, Westhorpe (Residential - yield: 10 dwellings)**
- SS0735: Land south of Church Road, Westhorpe (Residential - yield: 10 dwellings)

Table E.102: Westhorpe Parish

SA Objective	Criteria	SS0084: Land north of The Street, Westhorpe (Residential)	SS0735: Land south of Church Road, Westhorpe (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	--	--
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	0	0
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-
	6b Noise	0	0
	6c Odour	--	--
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	-	0

SA Objective	Criteria	SS0084: Land north of The Street, Westhorpe (Residential)	SS0735: Land south of Church Road, Westhorpe (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	+
	16c Cycling	--	--

Major Positive

E.855 Both sites are expected to have major positive effects against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way and an open space, sport and/or recreation facility, in addition to open country and/or registered common land, and are therefore likely to encourage healthier and more active lifestyles.

E.856 The sites are also expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.857 In addition, site SS0084 (Land north of The Street, Westhorpe) is expected to have a major positive effect against criterion 16b (Bus) as the site is located within desirable walking distance of at least one bus stop, which may encourage sustainable travel.

Major Negative

E.858 Both sites are expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because they are located beyond the preferred maximum walking distance to primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the sites are located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres. Furthermore, the sites are expected to have major negative effects in relation to criterion 3b (Settlement hierarchy) because they are located within or adjacent to a settlement located towards the bottom of the settlement hierarchy, and therefore have less access to services and facilities. Major negative effects are also expected against criterion 1a (GP surgeries) because the sites are beyond the preferred maximum walking distance to a GP surgery.

E.859 Major negative effects are expected for both sites against criteria 16a (Rail) and 16c (Cycling) because the sites are located beyond the preferred maximum walking distance to a railway station and cycle way. Major negative effects are also expected for both sites against criteria 6c (Odour) and 7a (Brownfield/greenfield land) because with regard to 6c, both sites are located within 400m of a Safeguard Area of a water recycling centre. With regard to 7a, both sites comprise greenfield land and are therefore unlikely to make efficient use of land. Major negative effects are also expected against criterion 9a (Transport links) for both sites because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.860 In addition, site SS0084 (Land north of The Street, Westhorpe) is expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it is located within 100m of a priority habitat and is also within 250m of the Westhorpe Green County Wildlife Site. However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

Conclusions

E.861 Overall, the sites perform similarly in relation to most criteria.

Wetherden Parish

- SS0782: Land north of New Haughley Street, Wetherden (Employment)

Table E.103: Wetherden Parish

SA Objective	Criteria	SS0782: Land north of New Haughley Street, Wetherden (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	N/A
	1b Open space, sport and recreation	N/A
	1c Public Rights of Way (PRoW)	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A
	2b Secondary schools	N/A
	2c Further and higher education facilities	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	0
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A
	4b Barriers to housing and services	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	0
	7c Minerals	--
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0

SA Objective	Criteria	SS0782: Land north of New Haughley Street, Wetherden (Employment)
9. To reduce contribution to climate change.	9a Transport links	-
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+
	14b Employment sites	++
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-
	16b Bus	+
	16c Cycling	--

Major Positive

E.862 Site SS0782 (Land north of New Haughley Street, Wetherden) is expected to have a major positive effect in relation to criterion 14b (Employment sites) because it would provide in excess of 5ha of employment land.

Major Negative

E.863 Site SS0782 (Land north of New Haughley Street, Wetherden) is expected to have major negative effects in relation to criteria 15a (Town and district centres) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance to town and district centres, in addition to cycle ways, which may discourage sustainable travel.

E.864 Major negative effects are also expected against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because 25% or more of the site falls within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size, whilst also being located within 100m of a priority habitat. However, this effect is uncertain depending upon whether potential negative effects can be mitigated.

E.865 In addition, major negative effects are expected against criteria 7a (Brownfield/greenfield land) and 7c (Minerals) because the site is classified as greenfield land, which would not be an efficient use of land, and is also located within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction. The site is also expected to have major negative effects in relation to criterion 6a (AQMAs) because it is located within 12.5km of an AQMA and development may exacerbate existing air quality issues.

E.866 Additionally, the site is expected to have a major negative effect against criterion 13a (Landscape sensitivity) because it is considered to have an overall moderate-high sensitivity to employment development. It is part of a typical rural agricultural landscape, isolated within the wider countryside, with a rural tranquil character. It is a visually prominent site on slopes rising from Wetherden and forms part of the wider rural landscape and setting of the village. Any development would be highly visible from the lower land to the east.

E.867 Lastly, a major negative effect is expected against criterion 3b (Settlement hierarchy) because the site is located within or adjacent to a settlement towards the bottom of the settlement hierarchy.

Conclusions

E.868 Overall, the site performs well in relation to employment sites. However, the site performs poorly in relation to the settlement hierarchy, access to town/district centres and cycle ways. Furthermore, the site performs poorly in terms of land use efficiency, biodiversity, landscape sensitivity and AQMAs.

Wetheringsett Parish

- **SS0570: Land east of A140 The Street, Wetheringsett (Residential - yield: 10 dwellings)**
- ***SS0599: Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett (Residential - yield: 10 dwellings)***

Table E.104: Wetheringsett Parish

SA Objective	Criteria	SS0570: Land east of A140 The Street, Wetheringsett (Residential)	*SS0599: Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett* (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	--	--
	1c Public Rights of Way (PRoW)	++	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	+
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	+
	3b Settlement hierarchy	--	--
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	0	-
	5c WwTW Flow Capacity	-	-
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-
	6b Noise	--	--
	6c Odour	0	0

SA Objective	Criteria	SS0570: Land east of A140 The Street, Wetheringsett (Residential)	SS0599: Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett (Residential)
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	--	--
	7c Minerals	0	0
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	--	-
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0

SA Objective	Criteria	SS0570: Land east of A140 The Street, Wetheringsett (Residential)	SS0599: Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett (Residential)
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	+	++
	16c Cycling	--	--

Major Positive

E.869 Both sites are expected to have major positive effects against criterion 1c (Public Rights of Way) because they are located within desirable walking distance of a Public Right of Way, which is therefore likely to encourage healthier and more active lifestyles. However, the effect for site SS0599 (Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett) is recorded as uncertain because it is possible that development could result in the loss or diversion of a Public Right of Way.

E.870 The sites are also expected to have major positive effects against criterion 4b (Barriers to housing and services) because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

E.871 In addition, site SS0599 (Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett) is expected to have major positive effects against criterion 16b (Bus) because it is within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport.

Major Negative

E.872 Both sites are expected to have major negative effects against criteria 1a (GP surgeries), 1b (Open space, sport and recreation), 2b (Secondary schools), 2c (Further and higher education facilities), 15a (Town and district centres), 16a (Rail) and 16c (Cycling). This is because both sites are located beyond the preferred maximum walking distance to a GP surgery, open space, sport and/or recreation facility, secondary schools, further and higher education facilities, town and/or district centres, railway stations and a cycle way. This may discourage sustainable and active travel. Major negative effects are also expected against criteria 3b (Settlement hierarchy) and 3c (Centres of employment) because both sites are located within or adjacent to a settlement towards the bottom of the settlement hierarchy and are also located beyond the preferred maximum walking distance to a strategic employment site/enterprise zone. Furthermore, major negative effects are expected against criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) because the sites are categorised as greenfield and contain a significant proportion of Grade 2 agricultural land and therefore do not make efficient use of land. Major negative effects are also expected against criterion 9a (Transport links) because all sites perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.873 A major negative effect is also expected against criterion 6b (Noise) because both sites are located within close proximity to the A140, where noise pollution is an issue. A major negative effect is also expected against criterion 11b (Locally designated

biodiversity assets, priority habitats and ancient woodland) because both sites are within 100m of a priority habitat. However, these effects are uncertain depending upon whether potential negative effects can be mitigated.

E.874 In addition, site SS0570 (Land east of A140 The Street, Wetheringsett) is expected to have a major negative effect in relation to criterion 10b (Surface water flooding) because it contains land with a 1 in 30 year risk of surface water flooding.

Conclusions

E.875 The sites perform similarly against most criteria. However, site SS0599 (Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett) performs better than site SS0570 (Land east of A140 The Street, Wetheringsett) in relation to access to bus stops and proximity to primary schools. Site SS0599 also performs better than SS0570 in relation to surface water flooding.

Wetheringsett-cum-Brockford Parish

- SS0536: Land east of Norwich Road, Mendlesham (Employment)

Table E.105: Wetheringsett-cum-Brockford Parish

SA Objective	Criteria	SS0536: Land east of Norwich Road, Mendlesham (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	N/A
	1b Open space, sport and recreation	N/A
	1c Public Rights of Way (PRoW)	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A
	2b Secondary schools	N/A
	2c Further and higher education facilities	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+
	3b Settlement hierarchy	--
	3c Centres of employment	0
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A
	4b Barriers to housing and services	N/A
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	-
	5d Foul Sewerage Network Capacity	--
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	--
	7c Minerals	0

SA Objective	Criteria	SS0536: Land east of Norwich Road, Mendlesham (Employment)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+
	14b Employment sites	++
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	+
	16c Cycling	--

Major Positive

E.876 Employment site SS0536 (Land east of Norwich Road, Mendlesham) is expected to have a major positive effect against criterion 14b (Employment sites) because it is over 5ha in size, and therefore would significantly contribute towards achieving sustainable levels of prosperity and economic growth throughout the plan area.

Major Negative

E.877 A major negative effect is expected against criterion 3b (Settlement hierarchy) because the site is located within or adjacent to a settlement towards the bottom of the settlement hierarchy. A major negative effect is also expected against criterion 5d (Foul Sewerage Network Capacity) because the site scores 'Red' in the Foul Sewerage Network Capacity RAG Assessment.

E.878 Major negative effects are expected against criteria 7a (Brownfield/greenfield land) and 7b (Agricultural land classification) because the site is categorised as greenfield land and therefore does not make efficient use of land. A significant proportion of the site also falls on Grade 1 or 2 agricultural land.

E.879 Major negative but uncertain effects are expected against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because 25% or more of the site is within the 'All consultations' SSSI Impact Risk Zone and/or the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zones.

E.880 A major negative effect is expected against criterion 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance to a town and/or district centre. Major negative effects are also expected against criteria 16a (Rail) and 16c (Cycling) because the site is beyond the preferred maximum walking distance to these more sustainable modes of transport.

E.881 A major negative effect is expected against criterion 9a (Transport links) because the site performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 126a-16c.

Conclusions

E.882 Employment site SS0536 (Land east of Norwich Road, Mendlesham) performs relatively poorly because it is expected to have more major negative effects than major positive effects.

Weybread Parish

SS0054: Land north-east of The Street, Weybread (Residential - yield: 15 dwellings)

Table E.106: Weybread Parish

SA Objective	Criteria	SS0054: Land north-east of The Street, Weybread (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	--
	1c Public Rights of Way (PRoW)	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0
	5b Water Resource Zones	0
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0

SA Objective	Criteria	SS0054: Land north-east of The Street, Weybread (Residential)
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	0
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	++

Major Positive

E.883 Site SS0054 (Land north-east of The Street, Weybread) is expected to have a major positive effect against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a Public Right of Way, and therefore is likely to encourage healthier and more active lifestyles. However, the effects for this site are recorded as uncertain because it is possible that development could result in the loss or diversion of a PRoW. In addition, the site is expected to have a major positive effect

against criteria 16b (Bus) and 16c (Cycling) because it is within a desirable walking distance of at least one bus stop and cycle way, and therefore likely to encourage use of more sustainable modes of transport.

E.884 The site is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.885 Site SS0054 (Land north-east of The Street, Weybread) is expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it falls beyond the preferred maximum walking distance to primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance of strategic employment sites/enterprise zones, in addition to town and district centres. Furthermore, the site is expected to have a major negative effect against criterion 3b (Settlement hierarchy) because it is located within or adjacent to a settlement towards the bottom of the settlement hierarchy and therefore has poor access to services and facilities.

E.886 A major negative effect is also expected against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) because the site is beyond the preferred maximum walking distance to a GP surgery and an open space, sport and/or recreation facility, in addition to open country and/or registered common land

E.887 A major negative effect is expected against criterion 16a (Rail) because the site is located beyond the preferred maximum walking distance to a railway station, which may discourage sustainable travel. Furthermore, a major negative effect is expected against criterion 7a (Brownfield/greenfield land) because the site is classified as greenfield land and its development would not be an efficient use of land.

E.888 A major negative effect is expected against criterion 9a (Transport links) because the site performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.889 Overall, the site performs well in relation to access to Public Rights of Way, bus stops and cycle ways. In addition, it performs well against criterion 4b (Barriers to housing and services). The site performs poorly in relation to access to GP surgeries, open space, sport and recreation facilities, education facilities, centres of employment, railway stations and town/district centres. The site also does not perform well in relation to brownfield/greenfield land and transport links.

Whitton Parish

- ***SSS0033: Land west of Old Norwich Road, Whitton (Residential - yield: 190 dwellings)***

Table E.107: Whitton Parish

SA Objective	Criteria	*SSS0033: Land west of Old Norwich Road, Whitton (Residential)*
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	+
	1c Public Rights of Way (PRoW)	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-
	2b Secondary schools	-
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	++
	3b Settlement hierarchy	++
	3c Centres of employment	+
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	+
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	-
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--
	6b Noise	--
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0

SA Objective	Criteria	SSS0033: Land west of Old Norwich Road, Whitton (Residential)
9. To reduce contribution to climate change.	9a Transport links	+
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	--
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	++
	16c Cycling	++

Major Positive

E.890 Residential site SS0033 (Land west of Old Norwich Road, Whitton) is expected to have major positive effects against criteria 1c (Public Rights of Way), 16b (Bus) and 16c (Cycling) because it is located within desirable walking distance of at least one Public Right of Way, at least one bus stop, and at least one cycle way. Therefore, its development is likely to encourage the use of more active and sustainable modes of transport. However, the effect expected against criterion 1c (Public Rights of Way) is uncertain as development could result in the loss or diversion of a Public Right of Way.

E.891 Site SS0033 (Land west of Old Norwich Road, Whitton) is also expected to have a major positive effect against criterion 3b (Settlement hierarchy) because it is located within or adjacent to a settlement located towards the top of the settlement hierarchy. Furthermore, the site is expected to have a major positive effect against criterion 3a (IMD) because it is located within one of the 20% most deprived areas within the JLP area and development would therefore contribute towards reducing poverty and social exclusion within the District.

Major Negative

E.892 Site SS0033 (Land west of Old Norwich Road, Whitton) is expected to have major negative effects against criteria 1a (GP surgeries), 2c (Further and higher education facilities), 15a (Town and district centres) and 16a (Rail) because the site is located beyond the preferred maximum walking distance to a GP surgery, further and higher education facilities, town and district centres and at least one railway station. As such, development is unlikely to improve or maintain levels of health, education and skills in the population, revitalise the District's town centres, or enable the use of more sustainable modes of transport.

E.893 This site is also expected to have major negative effects against criteria 6a (AQMAs), 6c (Odour) and 10b (Surface water flooding) because the site is located within 12.5km of an AQMA and within the 400m Safeguard Area of a water recycling plant, in addition to containing land with a 1 in 30 year risk of surface water flooding.

E.894 Furthermore, site SS0033 (Land west of Old Norwich Road, Whitton) is expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) because it is categorised as greenfield land. The site is expected to have a major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) because 25% or more of the site falls within the immediate vicinity of a SSSI (the ‘All consultations’ SSSI Impact Risk Zone) and/or within the ‘Residential’ SSSI Impact Risk Zone for the proposed dwelling capacity. The site is also expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it contains or falls within 100m of priority habitat.

E.895 Lastly, a major negative effect is expected against criterion 10b (Surface water flooding) because the site contains land with a 1 in 30 year risk of surface water flooding.

Conclusions

E.896 Overall, site SS0033 (Land west of Old Norwich Road, Whiton) is likely to perform more negatively than positively.

Wickham Skeith Parish

SS1166: Land west of Grange Road, Wickham Skeith (Residential - yield: 5 dwellings)

Table E.108: Wickham Skeith Parish

SA Objective	Criteria	SS1166: Land west of Grange Road, Wickham Skeith (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--
	1b Open space, sport and recreation	+
	1c Public Rights of Way (PRoW)	+
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--
	2b Secondary schools	--
	2c Further and higher education facilities	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0
	3b Settlement hierarchy	--
	3c Centres of employment	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+
	4b Barriers to housing and services	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-
	5b Water Resource Zones	0
	5c WwTW Flow Capacity	0
	5d Foul Sewerage Network Capacity	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-
	6b Noise	0
	6c Odour	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--
	7b Agricultural land classification	-
	7c Minerals	0
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?
	8b Sustainable design and construction techniques	0

SA Objective	Criteria	SS1166: Land west of Grange Road, Wickham Skeith (Residential)
9. To reduce contribution to climate change.	9a Transport links	--
	9b Energy consumption and potential for renewable energy use	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0
	10b Surface water flooding	-
	10c Sustainable design and construction techniques (including SUDS)	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?
	11c Geological sites	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0
	13b AONB	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0
	14b Employment sites	0
15. To revitalise the District's town centres.	15a Town and district centres	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--
	16b Bus	+
	16c Cycling	--

Major Positive

E.897 Site SS1166 (Land west of Grange Road, Wickham Skeith) is expected to have a major positive effect against criterion 4b (Barriers to housing and services) because it is located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed.

Major Negative

E.898 Site SS1166 (Land west of Grange Road, Wickham Skeith) is expected to have major negative effects against criteria 2a (Primary schools), 2b (Secondary schools) and 2c (Further and higher education facilities) because it falls beyond the preferred maximum walking distance to primary and secondary schools, in addition to further and higher education facilities. Major negative effects are also expected against criteria 3c (Centres of employment) and 15a (Town and district centres) because the site is located beyond the preferred maximum walking distance to strategic employment sites/enterprise zones, in addition to town and district centres. Furthermore, the site is expected to have major negative effects in relation to criterion 3b (Settlement hierarchy) because it is located within or adjacent to a settlement towards the bottom of the settlement hierarchy, and therefore has poorer access to services and facilities. A major negative effect is identified against criterion 1a (GP surgeries) because the site is located beyond the preferred maximum walking distance to a GP surgery.

E.899 Major negative effects are also expected against criteria 16a (Rail) and 16c (Cycling) because the site is located beyond the preferred maximum walking distance to a railway station and cycle way. Furthermore, major negative effects are expected against criterion 7a (Brownfield/greenfield land) as the site is classified as greenfield land and its development would not be an efficient use of land.

E.900 Lastly, a major negative effect is expected against criterion 9a (Transport links) because the site performs poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.901 Overall, the site performs well in relation to barriers to housing and services. The site does not perform as well in relation to access to GP surgeries, education facilities, centres of employment, town/district centres, railway stations and cycle ways. The site also performs poorly in relation to brownfield/greenfield land and transport links.

Wilby Parish

- SS0825: Land west of B1118, Wilby (Residential – yield: 5 dwellings)
- SS1278: Land to the south of Willow Farm, Wilby, IP21 5LE (Residential – yield: 5 dwellings)
- SS1279: Land to the west of Brundish Road, Wilby, IP21 5LP (Residential – yield: 5 dwellings)

Table E.109: Wilby Parish

SA Objective	Criteria	SS0825: Land west of B1118, Wilby (Residential)	SS1278: Land to the south of Willow Farm, Wilby, IP21 5LE (Residential)	SS1279: Land to the west of Brundish Road, Wilby, IP21 5LP (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--	--
	1b Open space, sport and recreation	--	-	-
	1c Public Rights of Way (PRoW)	++	++?	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++
	2b Secondary schools	-	-	-
	2c Further and higher education facilities	--	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0
	3b Settlement hierarchy	--	--	--
	3c Centres of employment	--	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+
	4b Barriers to housing and services	0	0	0
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	0	0
	5b Water Resource Zones	0	0	0
	5c WwTW Flow Capacity	0	0	0
	5d Foul Sewerage Network Capacity	-	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-
	6b Noise	0	0	0
	6c Odour	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	++
	7b Agricultural land classification	-	-	-
	7c Minerals	0	0	0

SA Objective	Criteria	SS0825: Land west of B1118, Wilby (Residential)	SS1278: Land to the south of Willow Farm, Wilby, IP21 5LE (Residential)	SS1279: Land to the west of Brundish Road, Wilby, IP21 5LP (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?
	8b Sustainable design and construction techniques	0	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--	--
	9b Energy consumption and potential for renewable energy use	0	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0
	10b Surface water flooding	0	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	0	-?
	11c Geological sites	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-
	13b AONB	0	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0
	14b Employment sites	0	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--
	16b Bus	++	++	++
	16c Cycling	--	--	--

Major Positive

E.902 All sites are expected to have major positive effects against criteria 16b (Bus) and 2a (Primary schools) because they are located within desirable walking distance of at least one bus stop and one primary school. Major positive effects are also expected against criterion 1c (Public Rights of Way) because they are within desirable walking distance of a PRoW and therefore likely to encourage healthier and more active lifestyles. However, the major positive effect against site SS1278 (Land to the south of Willow Farm, Wilby, IP21 5LE) is recorded as uncertain because the site contains a PRoW, and it might be lost or diverted as a result of development. Site SS1279 (Land to the west of Brundish Road, Wilby, IP21 5LP) is expected to have a major positive effect against criterion 7a (Brownfield/greenfield land) because it is categorised as brownfield land and therefore makes efficient use of land.

Major Negative

E.903 All sites are expected to have major negative effects against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres) because they are located within the preferred maximum walking distance of a railway station and cycle way, in addition to town and district centres. Therefore, they are unlikely to promote use of sustainable modes of transport and may not encourage people to visit both districts' town/district centres. Major negative effects are also expected against criteria 3b (Settlement hierarchy) and 3c (Centres of employment) because they are not located within or adjacent to a settlement towards the top of the settlement hierarchy, where there tends to be a higher number of services and facilities available. They are also located within or above the preferred maximum walking distance of a strategic employment site/enterprise zone.

E.904 All three sites are likely to have a major negative effect against criterion 1a (GP surgeries) because they fall within or above the preferred maximum walking distance of a GP surgery. They are also expected to have a major negative effect against criterion 2c because they are located within or above the preferred maximum walking distance of a further and higher education facility. Site SS0825 (Land west of B1118, Wilby) is expected to have a major negative effect on criterion 1b (Open space, sport and recreation) because it is located within or above the preferred maximum walking distance of an open space, sports and/or recreation facility, in addition to open country and registered common land. A major negative effect is also expected against criterion 9a (Transport links) because all three sites perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c. Sites SS0825 (Land west of B1118, Wilby) and SS1278 (Land to the south of Willow Farm, Wilby, IP21 5LE) are expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land and therefore do not make efficient use of land.

Conclusions

E.905 Site SS1279 (Land to the west of Brundish Road, Wilby, IP21 5LP) performs better than the other two sites because it comprises brownfield land and therefore makes efficient use of land. Site SS0825 (Land west of B1118, Wilby) performs the worst out of all three sites because it located the furthest from an open space, sport and recreation facility, as well as open country and registered common land, and performs poorly in relation to transport links.

Woolpit Parish

- ***SS0093: Land east of Green Road, Woolpit (Residential – yield: 49 dwellings)***
- SS0328: Goldstar Transport Ltd, Elmswell Road, Woolpit (Employment)
- ***SS0547: Land south of Old Stowmarket Road, Woolpit (Residential – yield: 120 dwellings)***
- **SS0670: Land north-east of The Street, Woolpit (Residential – yield: 500 dwellings)**
- SS0673: Land north-east of Heath Road, Woolpit (Residential – yield: 10 dwellings)
- ***SS0773: Lawn Farm, Woolpit (Employment)***
- **SS0783: Land west of Heath Road, Woolpit (Residential – yield: 30 dwellings)**
- SS0787: Land south of A14, Woolpit (Employment)
- SS1154: Land to the south of the A14, Woolpit (Employment)
- SS1156: Land south of Old Stowmarket Road, Woolpit (Employment)
- SS1158: Land south-west of Wood Road, Woolpit (Employment)

Table E.110: Woolpit Parish

SA Objective	Criteria	***SS0093: Land east of Green Road, Woolpit (Residential)***	SS0328: Goldstar Transport Ltd, Elmswell Road, Woolpit (Employment)	***SS0547: Land south of Old Stowmarket Road, Woolpit (Residential)***	***SS0670: Land north-east of The Street, Woolpit (Residential)***	SS0673: Land north-east of Heath Road, Woolpit (Residential)	***SS0773: Lawn Farm, Woolpit (Employment)***	**SS0783: Land west of Heath Road, Woolpit (Residential)**	SS0787: Land south of A14, Woolpit (Employment)	SS1154: Land to the south of the A14, Woolpit (Employment)	SS1156: Land south of Old Stowmarket Road, Woolpit (Employment)	SS1158: Land south-west of Wood Road, Woolpit (Employment)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	++	N/A	++	+	++	N/A	++	N/A	N/A	N/A	N/A
	1b Open space, sport and recreation	++	N/A	++	++	++	N/A	++	N/A	N/A	N/A	N/A
	1c Public Rights of Way (PRoW)	++	N/A	++	++	++	N/A	++	N/A	N/A	N/A	N/A
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	N/A	++	+	++	N/A	++	N/A	N/A	N/A	N/A
	2b Secondary schools	--	N/A	--	--	--	N/A	--	N/A	N/A	N/A	N/A
	2c Further and higher education facilities	--	N/A	--	--	--	N/A	--	N/A	N/A	N/A	N/A
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	0	0	0	0	0	0	0
	3b Settlement hierarchy	+	+	+	+	+	+	+	+	+	+	+
	3c Centres of employment	+	0	++	++	++	0	++	0	0	0	0
4. To meet the housing requirements of the whole community.	4a Housing provision	+	N/A	+	++	+	N/A	+	N/A	N/A	N/A	N/A
	4b Barriers to housing and services	0	N/A	0	0	0	N/A	0	N/A	N/A	N/A	N/A

SA Objective	Criteria	***SS0093: Land east of Green Road, Woolpit (Residential)***	SS0328: Goldstar Transport Ltd, Elmswell Road, Woolpit (Employment)	***SS0547: Land south of Old Stowmarket Road, Woolpit (Residential)***	***SS0670: Land north-east of The Street, Woolpit (Residential)***	SS0673: Land north-east of Heath Road, Woolpit (Residential)	***SS0773: Lawn Farm, Woolpit (Employment)***	**SS0783: Land west of Heath Road, Woolpit (Residential)**	SS0787: Land south of A14, Woolpit (Employment)	SS1154: Land to the south of the A14, Woolpit (Employment)	SS1156: Land south of Old Stowmarket Road, Woolpit (Employment)	SS1158: Land south-west of Wood Road, Woolpit (Employment)
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	-	-	-	-	0	-	-
	5b Water Resource Zones	-	-	-	-	-	-	-	-	-	-	-
	5c WwTW Flow Capacity	-	-	-	-	-	-	-	-	-	-	-
	5d Foul Sewerage Network Capacity	-	0	-	-	0	0	-	0	0	0	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--	--	--	--	--	--
	6b Noise	0	0	0	--	0	0	0	0	0	0	0
	6c Odour	0	--	0	0	0	0	0	0	0	0	0
7. To conserve soil and mineral resources.	7a Brownfield /greenfield land	--	+/-	--	--	--	--	--	--	--	--	--
	7b Agricultural land classification	-	-	-	--	-	-	-	-	-	-	-
	7c Minerals Consultation Area, existing, planned or potential mineral extraction sites	-	-	-	-	-	--	-	-	-	-	-
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?	?	?	?	?	?	?	?	?	?
	8b Sustainable design and construction techniques	0	0	0	0	0	0	0	0	0	0	0
9. To reduce contribution to climate change.	9a Transport links	++	+	++	++	++	-	++	-	0	+	-
	9b Energy consumption and potential for renewable energy use	0	0	0	0	0	0	0	0	0	0	0

SA Objective	Criteria	***SS0093: Land east of Green Road, Woolpit (Residential)***	SS0328: Goldstar Transport Ltd, Elmswell Road, Woolpit (Employment)	***SS0547: Land south of Old Stowmarket Road, Woolpit (Residential)***	***SS0670: Land north-east of The Street, Woolpit (Residential)***	SS0673: Land north-east of Heath Road, Woolpit (Residential)	***SS0773: Lawn Farm, Woolpit (Employment)***	**SS0783: Land west of Heath Road, Woolpit (Residential)**	SS0787: Land south of A14, Woolpit (Employment)	SS1154: Land to the south of the A14, Woolpit (Employment)	SS1156: Land south of Old Stowmarket Road, Woolpit (Employment)	SS1158: Land south-west of Wood Road, Woolpit (Employment)
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0	0	0	0	0	0
	10b Surface water flooding	0	-	0	0	0	-	--	0	--	--	0
	10c Sustainable design and construction techniques (including SUDS)	0	0	0	0	0	0	0	0	0	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	0	--?	0	--?	--?	--?	--?
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	--?	--?	--?	-?	--?	0	--?	--?	--?	--?
	11c Geological sites	0	0	0	0	0	0	0	0	0	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	--?	0?	-?	-?	0?	0?	-?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	--	-	--	-	-	-	--	--
	13b AONB	0	0	0	0	0	0	0	0	0	0	0

SA Objective	Criteria	***SS0093: Land east of Green Road, Woolpit (Residential)***	SS0328: Goldstar Transport Ltd, Elmswell Road, Woolpit (Employment)	***SS0547: Land south of Old Stowmarket Road, Woolpit (Residential)***	***SS0670: Land north-east of The Street, Woolpit (Residential)***	SS0673: Land north-east of Heath Road, Woolpit (Residential)	***SS0773: Lawn Farm, Woolpit (Employment)***	**SS0783: Land west of Heath Road, Woolpit (Residential)**	SS0787: Land south of A14, Woolpit (Employment)	SS1154: Land to the south of the A14, Woolpit (Employment)	SS1156: Land south of Old Stowmarket Road, Woolpit (Employment)	SS1158: Land south-west of Wood Road, Woolpit (Employment)
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	+	0	0	0	+	0	+	+	+	+
	14b Employment sites	0	+	0	0	0	++	0	+	+	++	+
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--	--	--	--	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	-	-	--	-	--	--	--	-	--
	16b Bus	++	+	++	++	++	-	++	+	++	++	+
	16c Cycling	++	+	++	++	++	-	++	--	-	++	-

Major Positive

E.906 All five residential sites within this Parish (SS0093, SS0547, SS0670, SS0673 and SS0783) are expected to have major positive effects against criteria 1b (Open space, sport and recreation), 1c (Public Rights of Way), 16b (Bus) and 16c (Cycling) because they are located within desirable walking distance of an open space, sport and/or recreation facility, in addition to open country and/or registered common land, at least one Public Right of Way, at least one bus stop and at least one cycle way. Therefore, these sites are likely to encourage healthier and more active lifestyles and promote more sustainable modes of transport. However, the effect against criterion 1c (Public Rights of Way) for site SS0783 (Land west of Heath Road, Woolpit) is recorded as uncertain because development could result in the loss or diversion of the Public Right of Way. In addition, major positive effects are expected against criterion 9a (Transport links) for these sites because they perform strongly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

E.907 All residential sites, with the exception of SS0670 (Land north-east of The Street, Woolpit), are expected to have major positive effects against criteria 1a (GP surgeries) and 2a (Primary schools) because they are located within desirable walking distance of a GP surgery and a primary school. Therefore, development is likely to contribute towards maintaining and improving the levels of health and education in the population. Additionally, all residential sites with the exception of SS0093 (Land east of Green Road, Woolpit) are expected to have major positive effects against criterion 3c (Centres of employment) as they are located within desirable walking distance of a strategic employment site/enterprise zone. Residential site SS0670 (Land north-east of The Street, Woolpit) alone is expected to have a major positive effect in relation to criterion 4a (Housing provision) because it seeks to provide in excess of 250 new residential dwellings.

E.908 Employment sites SS0773 (Lawn Farm, Woolpit) and SS1156 (Land south of Old Stowmarket Road, Woolpit) are expected to have a major positive effect against criterion 14b (Employment sites) because they are more than 5ha in size and would therefore provide a significant amount of employment floorspace. Site SS1156 (Land south of Old Stowmarket Road, Woolpit), in addition to SS1154 (Land to the east of the A14, Woolpit), is also expected to have a major positive effect against criterion 16b (Bus). Site SS1156 (Land south of Old Stowmarket Road, Woolpit) alone is also expected to have a major positive effect against criterion 16c (Cycling) because it falls within desirable walking distance of a cycle way.

Major Negative

E.909 All sites within this Parish are expected to have a major negative effect against criterion 6a (AQMAs) because they are all located within 12.5km of an AQMA and may therefore exacerbate existing air quality issues. They are also expected to have a major negative effect against criterion 15a (Town and district centres) because they are beyond the preferred maximum walking distance of town/district centres. All of the sites, with the exception of SS0328 (Goldstar Transport Ltd, Elmswell Road, Woolpit), are expected to have a major negative effect in relation to criterion 7a (Brownfield/greenfield land) because they are categorised as greenfield land.

E.910 All residential sites within the Parish (SS0093, SS0547, SS0670, SS0673 and SS0783) are expected to have major negative effects in relation to criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because they are located beyond the preferred maximum walking distance of a secondary school and further or higher education facility. Therefore, these sites are unlikely to improve access to education.

E.911 All residential sites, with the exception of SS0547 (Land south of Old Stowmarket Road, Woolpit) and SS670 (Land north-east of The Street, Woolpit), are expected to have a major negative effect against criterion 16a (Rail) because they are beyond the preferred maximum walking distance of a railway station. Sites SS0547 and SS0670 are expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because they are located within 100m of a priority habitat and/or ancient woodland. However, the scores identified for criterion 11b are recorded as uncertain depending upon whether potential negative effects can be mitigated

E.912 Site SS0670 (Land north-east of The Street, Woolpit) alone is also expected to have a major negative effect in relation to criterion 6b (Noise) because it is affected by noise pollution generated by the A14. It is also expected to have a major negative effect in relation to criterion 7b (Agricultural land classification) because it contains some of the best and most versatile agricultural land. In addition, the site is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) as the site is partially within the Woolpit Conservation Area and therefore sensitive to development. Furthermore, the site is in close proximity to Grade II listed building Mink's House, which would also be affected by development. The site also contains non-designated assets.

E.913 All of the employment sites (SS0328, SS0773, SS0787, SS1154, SS1156 and SS1158) are expected to have major negative effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because 25% or more of these sites fall within the 'Rural non-residential', 'Air pollution' and/or 'Water supply' SSSI Impact Risk Zone relevant to the site size, in addition to being located within 100m of a priority habitat and/or ancient woodland. Sites SS0787 (Land south of A14, Woolpit) and SS1154 (Land to the south of the A14, Woolpit) are also located within 250m of Bridge Farm Wood County Wildlife Site. However, the scores identified for criterion 11b are recorded as uncertain depending upon whether potential negative effects can be mitigated.

E.914 Three of the six employment sites, SS0787 (Land south of A14, Woolpit), SS1154 (Land to the south of the A14, Woolpit) and SS1158 (Land south-west of Wood Road, Woolpit), are expected to have a major negative effect against criterion 16a (Rail) because they are located beyond the preferred maximum walking distance of a railway station.

E.915 Two employment sites, SS1154 (Land to the south of the A14, Woolpit) and SS1156 (Land south of Old Stowmarket Road, Woolpit), are expected to have a major negative effect in relation to criterion 10b (Surface water flooding) because they contain land with a 1 in 30 year risk of surface water flooding. Site SS0783 (Land west of Heath Road, Woolpit) alone is expected to have a major negative effect against criterion 10b (Surface water flooding) because it contains land with a 1 in 30 year risk of surface water flooding.

E.916 Employment site SS0787 (Land south of A14, Woolpit) is expected to have a major negative effect against criterion 16c (Rail) because it is beyond the preferred maximum walking distance of a railway station. Lastly, employment site SS0328 (Goldstar Transport Ltd, Elmswell Road, Woolpit) is expected to have a major negative effect against criterion 6c (Odour) because it falls within the 400m Safeguard Area of a water recycling centre.

E.917 In addition, four sites (SS0773, SS1156, SS1158 and SS0670) are expected to have major negative effects against criterion 13a (Landscape sensitivity) as they each have an overall moderate-high landscape sensitivity to development. Sites SS0773 and SS1158 are sensitive as development would be perceived as a major encroachment into the countryside and would be visible from a wide rural area. The agricultural character has been degraded to an extent including proximity to the A14 but the rising slopes and wooded backdrop makes this site highly visible. Site SS1156 is identified as sensitive as development here would reduce the perceived gap between Woolpit and Woolpit Heath to the south-east. Other sensitive features include deciduous woodland (priority habitat), features of cultural heritage significance and the wide visibility of the site within a rural landscape, as well as views across the site to the landscape beyond. Finally, site SS0670 is identified as sensitive due to the role it plays in providing rural setting to Woolpit including parts of the Woolpit Conservation Area. Development here is also likely to contrast the existing pattern and scale of Woolpit. The open character of this landscape and visibility from roads means that development would be visually prominent.

Conclusions

E.918 Of the residential sites within the Woolpit Parish, sites SS0547 (Land south of Old Stowmarket Road, Woolpit) and SS0673 (Land north-east of Heath Road, Woolpit) are expected to have the most major positive effects with the least major negative effects against the SA objective criteria. Therefore, these sites are likely to perform slightly better than the other residential sites. In contrast, site SS0670 (Land north-east of The Street, Woolpit) is expected to have the least major positive effects with the most major negative effects and is therefore likely to perform the worst out of all the residential sites.

E.919 Of the employment sites, site SS1156 (Land south of Old Stowmarket Road, Woolpit) is likely to perform slightly better than the other employment sites, as it is expected to have the most major positive effects and the least major negative effects against the SA objective criteria. Furthermore, the other employment sites within this parish are expected to have relatively similar major positive and major negative effects.

Worlingworth Parish

- **SS0573: Land south of Church Road, Worlingworth (Residential – yield: 5 dwellings)**
- ***SS1294: Land south of Shop Street, Worlingworth (Residential – yield: 26 dwellings)***

Table E.111: Worlingworth Parish

SA Objective	Criteria	SS0573: Land south of Church Road, Worlingworth (Residential)	SS1294: Land south of Shop Street, Worlingworth (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	--	--
	1c Public Rights of Way (PRoW)	-	++?
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	++
	2b Secondary schools	--	--
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	--	--
	3c Centres of employment	--	--
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	0	-
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	-
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-
	6b Noise	0	0
	6c Odour	--	0
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	0	0

SA Objective	Criteria	SS0573: Land south of Church Road, Worlingworth (Residential)	SS1294: Land south of Shop Street, Worlingworth (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	--	--
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0	-?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	++
	16c Cycling	--	--

Major Positive

E.920 Both sites are expected to have major positive effects against criterion 16b (Bus) because they are both located within desirable walking distance of at least one bus stop and therefore likely to encourage use of more sustainable modes of transport. Major positive effects are expected against 4b (Barriers to housing and services) because both sites are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. Site SS1294 (Land south of Shop Street, Worlingworth) is expected to have a major positive effect against criterion 2a (Primary schools) because it is located within desirable walking distance of at least one primary school. It is also expected to have a major positive effect against criterion 1c (Public Rights of Way) because it is located within desirable walking distance of a PRoW and therefore is likely to encourage healthier and more active lifestyles. However, the effect is recorded as uncertain because the site contains the PRoW and the PRoW could therefore be lost or diverted as a result of development.

Major Negative

E.921 Major negative effects are expected against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) because both sites are located within or above the preferred maximum walking distance of GP surgeries and open space, sport and recreation facilities, including open country and registered common land. Major negative effects are also expected against criteria 2b (Secondary schools) and 2c (Further and higher education facilities) because both sites are located within or above the preferred maximum walking distance of secondary schools, as well as further and higher education facilities. Both sites are also likely to have a major negative effect against criteria 3b (Settlement hierarchy) and 3c (Centres of employment) because they are not located within or adjacent to a settlement towards the top of the settlement hierarchy, in addition to strategic employment sites/enterprise zones. Both sites are also expected to have a major negative effect against criterion 7a (Brownfield/greenfield land) because they are both categorised as greenfield land and therefore do not make efficient use of land.

E.922 Major negative effects are also expected against criteria 16a (Rail), 16c (Cycling) and 15a (Town and district centres) because both sites are located within the preferred maximum walking distance of a railway station and cycle way, in addition to town and district centres. Therefore, they are unlikely to promote use of sustainable modes of transport and may not encourage people to visit both districts' town/district centres. Site SS0573 (Land south of Church Road, Worlingworth) is expected to have a major negative effect against criterion 6c (Odour) because it is located within the 400m Safeguard Area of a water recycling centre.

E.923 In addition, major negative effects are expected against criterion 9a (Transport links) for both sites because they perform poorly against related criteria 1a-1c, 2a-2c, 3b-3c and 16a-16c.

Conclusions

E.924 Overall, site SS1294 (Land south of Shop Street, Worlingworth) performs more strongly than SS0573 (Land south of Church Road, Worlingworth) because it is located closer to a primary school than SS0573 and is also within desirable walking distance of a PRoW. Furthermore, site SS0573 (Land south of Church Road, Worlingworth) is located within 400m of a water recycling centre, which could have an adverse effect on odour.

Yaxley Parish

- **SS0038: Land east of Old Ipswich Road, Yaxley (Residential – yield: 15 dwellings)**
- **SS0042: Land west of Old Ipswich Road, Yaxley (Residential – yield: 20 dwellings)**

Table E.112: Yaxley Parish

SA Objective	Criteria	SS0038: Land east of Old Ipswich Road, Yaxley (Residential)	SS0042: Land west of Old Ipswich Road, Yaxley (Residential)
1. To improve the health and wellbeing of the population overall and reduce health inequalities.	1a GP surgeries	--	--
	1b Open space, sport and recreation	++	++
	1c Public Rights of Way (PRoW)	++	++
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--
	2b Secondary schools	-	-
	2c Further and higher education facilities	--	--
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0
	3b Settlement hierarchy	-	-
	3c Centres of employment	++	+
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+
	4b Barriers to housing and services	++	++
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-
	5b Water Resource Zones	0	0
	5c WwTW Flow Capacity	0	0
	5d Foul Sewerage Network Capacity	-	0
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-
	6b Noise	0	0
	6c Odour	--	--
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--
	7b Agricultural land classification	-	-
	7c Minerals	-	-

SA Objective	Criteria	SS0038: Land east of Old Ipswich Road, Yaxley (Residential)	SS0042: Land west of Old Ipswich Road, Yaxley (Residential)
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	?
	8b Sustainable design and construction techniques	0	0
9. To reduce contribution to climate change.	9a Transport links	+	-
	9b Energy consumption and potential for renewable energy use	0	0
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0
	10b Surface water flooding	0	0
	10c Sustainable design and construction techniques (including SUDS)	0	0
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?	--?
	11c Geological sites	0	0
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	-?
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-
	13b AONB	0	0
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0
	14b Employment sites	0	0
15. To revitalise the District's town centres.	15a Town and district centres	--	--
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--
	16b Bus	++	+
	16c Cycling	++	+

Major Positive

E.925 Major positive effects are expected against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) because both sites are located within desirable walking distance of an open space, sports and/or recreation facility, as well as open country and/or registered common land, in addition to a Public Right of Way. Therefore, they are more likely to encourage healthier and more active lifestyles. Major positive effects are also expected against criterion 4b (Barriers to housing and services) because both sites fall within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation. Therefore, there is potential for residential development to contribute to housing where it is most needed. Site SS0038 (Land east of Old Ipswich Road, Yaxley) is expected to have a major positive effect against criterion 3c (Centres of employment) because it is located within desirable walking distance of a strategic employment site/enterprise zone. The site is also expected to have a major positive effect against criteria 16b (Bus) and 16c (Cycling) because it is located within desirable walking distance of at least one bus stop and at least one cycle way. Therefore, it is likely to encourage use of more sustainable modes of transport.

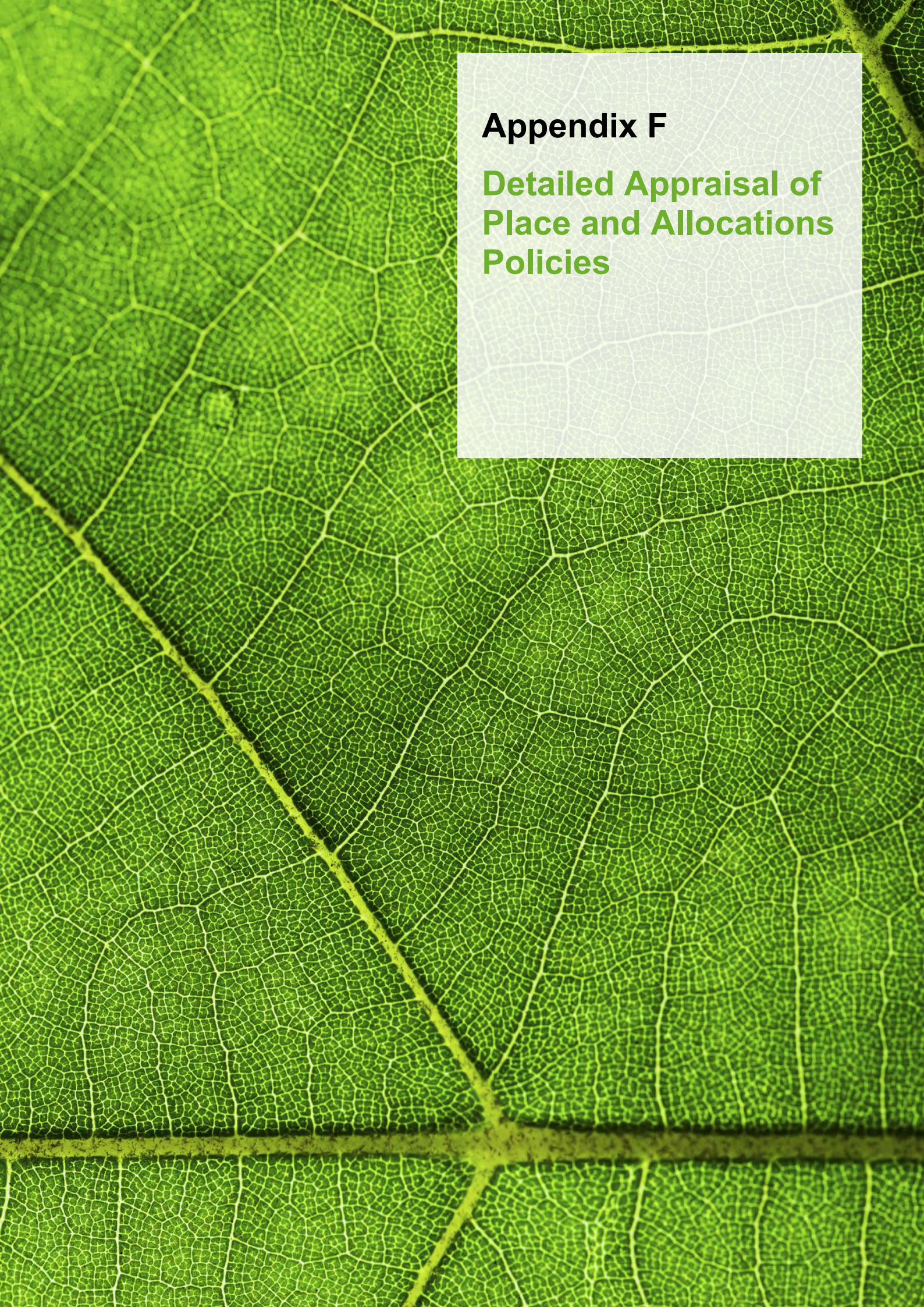
Major Negative

E.926 Major negative effects are expected against criteria 1a (GP surgeries), 2a (Primary schools) and 2c (Further and higher education facilities) because both sites are located within or above the preferred maximum walking distance of GP surgeries and the aforementioned educational establishments. Major negative effects are also expected for both sites against criterion 6c (Odour) because both sites are located within the 400m Safeguarding Area of a water recycling centre, which could have an adverse effect on odour. Major negative effects are expected against criterion 7a (Brownfield/greenfield land) because both sites comprise greenfield land and therefore do not make efficient use of land. Both sites are also expected to have a major negative effect on criteria 16a (Rail) and 15a (Town and district centres) because they are located within or above the preferred maximum walking distance to a railway station and may discourage visits to nearby town/district centres. Site SS0042 (Land west of Old Ipswich Road, Yaxley) is expected to have a major negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because it falls within 100m of a priority habitat.

E.927 Site SS0038 (Land east of Old Ipswich Road, Yaxley) is expected to have an uncertain major negative effect against criterion 12a (Nationally and locally designated and non-designated heritage assets), as there are several designated assets within close proximity to the site boundary, and development could affect the settings of these listed buildings. Non-designated assets are also present within the site.

Conclusions

E.928 Site SS0038 (Land east of Old Ipswich Road, Yaxley) performs more strongly than SS0042 (Land west of Old Ipswich Road, Yaxley) because it is located within 500m of at least one strategic employment site/enterprise zone and is also located closer to bus stops and cycle ways compared to site SS0042. However, it performs worse than SS0042 in relation to heritage assets. Furthermore, site SS0042 (Land west of Old Ipswich Road, Yaxley) falls within 100m of a priority habitat and development could have an adverse effect on biodiversity in the area.



Appendix F

Detailed Appraisal of Place and Allocations Policies

Appendix F-1

Babergh District Parishes

Table F.1: LA045 – Allocation: Land south of Tamage Road, Acton (Site SS0177) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to a minor negative effect to reflect this. Nearby Rights of Way will be protected and enhanced – in particular, footpath 15. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	+	Contributions will be made towards secondary school provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 2b (Secondary schools) has been upgraded to a minor negative effect to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	0?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the minor negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a negligible but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		0?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance The Old Vicarage (Grade II) and its setting. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact the site has archaeological potential, the effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.2: LA005 – Allocation: 6 Acre Field, Belstead (Site SS0591) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	Open space contributions will be made to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1b (Open space, sport and recreation) has been upgraded to a major positive effect to reflect this.
	1b Open space, sport and recreation	+		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	--	-	--	No mitigation identified.
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	--		--		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	+		+		
	16c Cycling	++		++		

Table F.3: LA048 – Allocation: Land South of Wattisham Road, Bildeston (Site SS0278) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1a (GP surgeries) has been upgraded to a major positive effect to reflect this. Nearby Public Rights of Way will be retained and enhanced. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	+	0	Contributions will be made towards secondary school provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 2b (Secondary schools) has been upgraded to a minor negative effect to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-				
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	0?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the minor negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a negligible but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		0?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Great Copt Hill (Grade II) and its setting. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact the site has archaeological potential, the effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	+		+		
	16c Cycling	--		--		

Table F.4: LA053 – Allocation: Land south of Ipswich Road, Brantham (Site SS0185) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to a minor negative effect to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	++	+	Contributions will be made towards pre, primary and secondary school provision, to the satisfaction of the LPA. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	Potential noise pollution from the A137 will be effectively mitigated. Therefore, the major negative effect against criterion 6b (Noise) has been upgraded to a minor negative effect to reflect this. Despite this, a significant negative effect is expected against SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution) due to the site's proximity to an AQMA.
	6b Noise	--		-		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this. Despite this, a significant negative but uncertain effect is expected against SA Objective 11 (To conserve and enhance biodiversity and geodiversity) due to the sensitivity of the site.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	-?	-?	Development will conserve and where appropriate enhance the Church of St Michael & All Angels (Grade II*) and its lychgate (Grade II), including ensuring that the church tower remains prominent. Open space will also be provided on the southern aspect of the site. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Therefore, the major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) has been upgraded to a minor negative but uncertain effect to reflect this. However, the policy should be amended to include reference to the non-designated asset Church Farm, which stands immediately south of the site.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	The design, layout and landscaping of development will be sympathetic to the nearby Dedham Vale AONB. Therefore, the minor negative effect against criterion 13b (AONB) has been upgraded to a negligible effect to reflect this.
	13b AONB	-		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	Improvements to bus stops. Due to the fact a major positive effect is already recorded against criterion 16b (Bus), the effect remains the same.
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.5: LA054 – Allocation: Land East of Longfield Road, Capel St Mary (Site SS0251) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++?	++	++?	Contributions towards open space provision will be made, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1b (Open space, sport and recreation) has been upgraded to a major positive effect to reflect this.
	1b Open space, sport and recreation	+		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	+	-	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.6: SLA055 – Allocation: Land south-west of Rembrow Road, Capel St Mary (Sites SS0637 and SS0910) – Residential sites (new allocation)

SA Objective	Criteria	SS0637 Policy-off effects	SS0637 Significance score	SS0637 Policy-on effects	SS0637 Significance score	SS0910 Policy-off effects	SS0910 Significance score	SS0910 Policy-on effects	SS0910 Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+?	++	++	++	++?	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1a (GP surgeries) for site SS0637 has been upgraded to a major positive effect to reflect this. Due to the fact a major positive effect is already recorded against criterion 1a for site SS0910, the effect remains the same. Provision will also be made for public open space and for community use. More specifically, open space will be provided on the eastern aspect of the site. Therefore, the minor positive effect against criterion 1b (Open space, sport and recreation) for site SS0637 has been upgraded to a major positive effect to reflect this. Due to the fact a major positive effect is already recorded against criterion 1b for site SS0910, the effect remains the same. With regard to criterion 1c, the policy states that nearby Rights of Way will be protected and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) for both sites to reflect this.
	1b Open space, sport and recreation	+		++		++		++		
	1c Public Rights of Way (PRoW)	++?		++		++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	+	++	0	++	+	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this. Due to the fact major positive effects are already recorded against criterion 2a (Primary schools), the effects remain the same.
	2b Secondary schools	--		-		--		-		
	2c Further and higher education facilities	--		--		--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	0	-	0	-	
	3b Settlement hierarchy	+		+		+		+		
	3c Centres of employment	--		--		--		--		

SA Objective	Criteria	SS0637 Policy-off effects	SS0637 Significance score	SS0637 Policy-on effects	SS0637 Significance score	SS0910 Policy-off effects	SS0910 Significance score	SS0910 Policy-on effects	SS0910 Significance score	Mitigation and enhancement
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	++	+	++	+	
	4b Barriers to housing and services	0		0		0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		-		-		
	5c WwTW Flow Capacity	0		0		0		0		
	5d Foul Sewerage Network Capacity	-		-		-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--	--	--	Employment land and open space is provided on the eastern aspect of the site to mitigate noise pollution from the A12. Therefore, the major negative effect against criterion 6b (Noise) for site SS0910 has been upgraded to a negligible effect to reflect this. The policy also states that any other noise mitigation measures should be provided. Despite this, a significant negative effect is expected against SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution) due to the proximity of both sites to an AQMA.
	6b Noise	0		0		--		-		
	6c Odour	0		0		0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-	-	+/-	-	--	--	--	--	No mitigation identified for site SS0910.
	7b Agricultural land classification	--		--		--		--		
	7c Minerals	0		0		-		-		

SA Objective	Criteria	SS0637 Policy-off effects	SS0637 Significance score	SS0637 Policy-on effects	SS0637 Significance score	SS0910 Policy-off effects	SS0910 Significance score	SS0910 Policy-on effects	SS0910 Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	-	0	-	
	10b Surface water flooding	0		0		-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	--?	--?	-?	--?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets, priority habitats and ancient woodland) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this. The negligible effect against criterion 11a for site SS0637 has not been upgraded as it is unlikely that development will have positive effects on biodiversity. A significant negative but uncertain effect is still expected against SA Objective 11 (To conserve and enhance biodiversity and geodiversity) for site SS0910, due to its sensitivity.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		--?		-?		
	11c Geological sites	0		0		0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0637				SS0910				
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	--?	--?	-?	-?	Development will conserve and where appropriate enhance Capel Grove and its associated stable/granary (all Grade II listed) and their settings, including the relationship between Capel Grove and its historic outbuildings, yard, pond and its relationship between Red Lane, footpaths and tracks. Important hedgerows will also be retained. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Therefore, the major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) for site SS0910 has been upgraded to a minor negative but uncertain effect to reflect this. The minor negative but uncertain effect against criterion 12a for site SS0637 cannot be upgraded to a negligible effect because the site has archaeological potential. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	-	-	-	-	The policy states that development will be sympathetic to the nearby Dedham Vale AONB. Therefore, the minor negative effect against criterion 13b (AONB) for site SS0910 has been upgraded to a negligible effect to reflect this. Due to the fact a negligible effect is already recorded against criterion 13b for site SS0637, the effect remains the same.
	13b AONB	0		0		-		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0	0	0	0	
	14b Employment sites	0		0		0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0637				SS0910				
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	--	-	--	-	Contributions will be made towards a cycle link between Capel St Mary, Copdock, Wolsey Grange and Ipswich. Therefore, the major negative effects against criterion 16c (Cycling) have been upgraded to minor negative effects to reflect this.
	16b Bus	++		++		++		++		
	16c Cycling	--		-		--		-		

Table F.7: LA041 – Allocation: Land north-west of Waldingfield Road, Chilton (Site SS1121) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	Contributions will be made towards open space provision. Therefore, the minor positive effect against criterion 1b (Open space, sport and recreation) has been upgraded to a major positive effect to reflect this.
	1b Open space, sport and recreation	+		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	-	0?	0?	Contributions will be made towards education provision. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	-		0?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	No mitigation identified.
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	--?	--?	Development will consider setting upon heritage features. However, consideration should be given to the impact of development on heritage assets as expressed through their setting. The policy should also address the site's archaeological potential. Therefore, the major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) has not been upgraded.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.8: LA008 – Allocation: Land south-east of Back Lane, Copdock and Washbrook (Site SS0295) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to a minor negative effect to reflect this. Nearby Rights of Way will be protected and enhanced. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	+	Contributions will be made towards a new primary school, in addition to existing secondary school provision. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this. Due to the fact a major positive effect is already recorded against criterion 2a (Primary schools), the effect remains the same.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	-		-		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	-?	As set out in the policy, the developer should test the potential resources on the site to identify if use of the minerals on site is appropriate. Therefore, the minor negative effect against criterion 7c (Minerals) has been upgraded to a negligible effect to reflect this. The effect is recorded as uncertain because it is unknown whether use of the minerals on site will be suitable.
	7b Agricultural land classification	--		--		
	7c Minerals	-		0?		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any relevant mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this. Despite this, a significant negative but uncertain effect is expected against SA Objective 11 (To conserve and enhance biodiversity and geodiversity) due to the sensitivity of the site.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	-?	-?	Development will conserve and where appropriate enhance Belldown (Grade II) and West Hill House (non-designated asset). This will include provision of an open space buffer or gardens backing onto the assets and strengthening of the eastern tree line boundary of West Hill House. Important hedgerows will also be retained, particularly the historic parish boundary between Copdock and Washbrook. Additionally, an archaeological assessment and

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
						measures for managing impacts on archaeological remains will be provided. Therefore, the major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) has been upgraded to a minor negative but uncertain effect to reflect this.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	Landscape mitigation measures will be used to reflect the sensitivity of the surrounding landscape. Additionally, development will be required to retain the important valley landform, increase wooded screening along Back Lane and maintain all mature trees. However, even with these measures it is unlikely that development of this high sensitivity site will conserve and enhance the landscape. Therefore, the major negative effect against criterion 13a (Landscape sensitivity) remains the same.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	Contributions will be made towards a cycle link between Capel St Mary, Copdock, Wolsey Grange and Ipswich. Due to the fact a major positive effect is already recorded against criterion 16c (Cycling), the effect remains the same.
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.9: LA009 – Allocation: Land south-west of London Road, Copdock and Washbrook (Site SS0593) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	-	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to a minor negative effect to reflect this. Nearby Rights of Way will be protected and enhanced. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	-		-		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--	-	-	Contributions will be made towards a new primary school, in addition to existing secondary school provision. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	--	--	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the major negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a minor negative but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Redhouse Farmhouse (Grade II listed) and its setting. Due to the fact the site has archaeological potential, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	Landscape mitigation measures will be used to reflect the sensitivity of the surrounding landscape. Even with these measures, a negligible effect is expected against criterion 13a (Landscape sensitivity).
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.10: LA059 – Allocation: Land west of Hadleigh Road, East Bergholt (Site SS1197) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	-	-	-	-	
	1b Open space, sport and recreation	--		--		
	1c Public Rights of Way (PRoW)	+		+		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	++	+	
	2b Secondary schools	-		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Gatton House (Grade II listed) and its setting. Consideration will also be given to the setting of the historic settlement core within the East Bergholt Conservation Area. Due to the fact the site has archaeological potential, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	The design and layout of the development, in addition to its landscaping, will be sympathetic to the setting of the AONB. Therefore, the major negative effect against criterion 13b (AONB) has been upgraded to a minor negative effect to reflect this.
	13b AONB	--		-		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.11: LA060 – Allocation: Land north-west of Moores Lane, East Bergholt (Site SS0181) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+	++	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1a (GP surgeries) has been upgraded to a major positive effect to reflect this.
	1b Open space, sport and recreation	--		--		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	++?	++?	Contributions will be made towards education provision. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	+		++?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	-?	As set out in the policy, the developer should test the potential resources on the site to identify if prior extraction or use of the minerals on site is appropriate. Therefore, the minor negative effect against criterion 7c (Minerals) has been upgraded to a negligible effect to reflect this. The effect is recorded as uncertain because it is unknown whether use of the minerals on site will be suitable.
	7b Agricultural land classification	--		--		
	7c Mineral	-		0?		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Chaplins (Grade II*), Woodgates Farmhouse (Grade II) and their settings. Consideration will also be given to the setting of the historic settlement core within the East Bergholt Conservation Area. Due to the fact the site has archaeological potential, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	The design and layout of development, in addition to its landscaping, will be sympathetic to the setting of the AONB. Therefore, the minor negative effect against criterion 13b (AONB) has been upgraded to a negligible effect to reflect this.
	13b AONB	-		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.12: LA061 – Allocation: Land south of Heath Road, East Bergholt (Site SS0182) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Due to the fact criterion 1a (GP surgeries) already scores a major positive effect, the effect remains the same.
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	+	0?	+?	Contributions will be made towards education provision, to the satisfaction of the LPA. Therefore, the effects against these criteria have been upgraded by one to reflect this. Due to the fact criterion 2b (Secondary schools) already scores a major positive effect, the effect remains the same. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	-?	As set out in the policy, the developer should test the potential resources on the site to identify if prior extraction or use of the minerals on site is appropriate. Therefore, the minor negative effect against criterion 7c (Minerals) has been upgraded to a
	7b Agricultural land classification	--		--		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
	7c Minerals	-		0?		negligible effect to reflect this. The effect is recorded as uncertain because it is unknown whether use of the minerals on site will be suitable.
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this. Despite this, a significant negative but uncertain effect is expected against SA Objective 11 (To conserve and enhance biodiversity and geodiversity) due to the sensitivity of the site.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Old Mill House (Grade II) and its setting. Consideration will also be given to the setting of the historic settlement core within the East Bergholt Conservation Area. Due to the fact the site has archaeological potential, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	The design and layout of development, in addition to its landscaping, will be sympathetic to the setting of the AONB. Therefore, the minor negative effect against criterion 13b (AONB) has been upgraded to a negligible effect to reflect this.
	13b AONB	-		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.13: LA039 – Allocation: Land east of Kings Hill, Great Cornard (Site SS1082) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+	+	+	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	++	+	
	2b Secondary schools	-		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	++	+	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	0		0		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	0		0		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	-	-	-	-	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	++	+	++	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.14: LA040 – Allocation: Land west of Bures Road, Great Cornard (Site SS0433) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	-	+	-	+	Contributions will be made towards open space provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1b (Open space, sport and recreation) has been upgraded to a major positive effect to reflect this.
	1b Open space, sport and recreation	+		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	++	+	++	
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	--	--	--	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	-/+	-	-/+	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?	0?	0?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.15: LA042 – Allocation: Land at Tye Farm, Great Cornard (Site SS0242) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+?	++	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1a (GP surgeries) has been upgraded to a major positive effect to reflect this. As set out in the policy wording, accessible natural green space will be retained. However, if this is not possible, alternative provision of equal or greater quality natural green space that is accessible will be provided. Therefore, the major negative effect against criterion 1a (Open space, sport and recreation) has been upgraded to a minor negative effect to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that nearby Public Rights of Way will be protected. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	--		-		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	Contributions will be made towards primary school and secondary school provision, to the satisfaction of the LPA. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this. Due to the fact a major positive effect is already recorded against criterion 2a (Primary schools), the effect remains the same.
	2b Secondary schools	+		++		
	2c Further and higher education facilities	--		-		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	++	+	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	++	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	Potential noise and light pollution from the employment site to the north, and the A134, will be effectively mitigated. Therefore, the major negative effect against criterion 6b (Noise) has been upgraded to a minor negative effect to reflect this. Despite this, a significant negative effect is expected against SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution) due to the site's proximity to an AQMA.
	6b Noise	--		-		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	-?	As set out in the policy, the developer should test the potential resources on the site to identify if prior extraction or use of the minerals on site is appropriate. Therefore, the minor negative effect against criterion 7c (Minerals) has been upgraded to a negligible effect to reflect this. The effect is recorded as uncertain because it is unknown whether use of the minerals on site will be suitable.
	7b Agricultural land classification	--		--		
	7c Minerals	-		0?		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the major negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a minor negative but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Consideration will be given to the 70m contour line considered the maximum height for development to reduce visual impact from the eastern aspect. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact the site has archaeological potential, the effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	According to the policy wording, consideration will be given to the 70m contour line considered the maximum height for development to reduce visual impact from the eastern aspect. Development will also be screened with planting, which will retain and extend the wooded character of the existing eastern settlement edge of Great Cornard. Consideration will also be given to prominent and open slopes or elevated areas where development is likely to have localised visual prominence. Lastly, existing hedgerow boundaries will be retained and accessible natural green space and the local nature reserve will be retained, especially in the north west of the site. If retaining provision is not possible, then an alternative provision of equal or greater ecological and recreational quality, accessibility and quantity will be provided as part of the scheme. However, even with these measures it is unlikely that development of this high sensitivity site will conserve and enhance the landscape. Therefore, the major negative effect against criterion 13a (Landscape sensitivity) remains the same.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	Multiple cycle accesses to the existing footway network to Sudbury will be provided. The policy also states that diverting the bus route within the site should be explored. Due to the fact major positive effects are already recorded against criteria 16b (Bus) and 16c (Cycling), the effects remain the same.
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.16: LA027 – Allocation: Former Babergh District Council Offices, Hadleigh (Site SS0537) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1a (GP surgeries) has been upgraded to a major positive effect to reflect this. Public Rights of Way will be protected and enhanced. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	0	++	+	Contributions will be made for the provision of a new pre-school and primary school, in addition to secondary school provision. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this
	2b Secondary schools	-		0		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	0	-	A full assessment of increased discharge on the watercourse and relevant mitigation measures will be provided. Therefore, the minor negative effect against criterion 5a (Source Protection Zones) has been upgraded to a negligible effect to reflect this.
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	++	++	++	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	-	--	0	-	Flood risk assessments will be used to avoid and mitigate all forms of flooding in a sustainable manner. Additionally, a full assessment of increased discharge on the watercourse and relevant mitigation measures will also take place. Therefore, the effects against criteria 10a (Flood Zones) and 10b (Surface water flooding) have been upgraded by one to reflect this.
	10b Surface water flooding	--		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this. Despite this, a significant negative but uncertain effect is expected against SA Objective 11 (To conserve and enhance biodiversity and geodiversity) due to the sensitivity of the site.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	-?	-?	Development will conserve and where appropriate enhance 21, Bridge Street (Grade II*), The Cottage (Grade II), 23 Bridge Street (Grade II), Malthouse Adjoining No 23 (Grade II) and their settings. Therefore, the major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) has been upgraded to a minor negative but uncertain effect to reflect this.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	--	0	--	No mitigation identified.
	14b Employment sites	--		--		
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	+		+		

Table F.17: LA028 – Allocation: Land north east of Frog Hall Lane, Hadleigh (Sites SS0298 and SS1035) – Residential and employment site, respectively (new allocation)

SA Objective	Criteria	SS0298 Policy-off effects	SS0298 Significance score	SS0298 Policy-on effects	SS0298 Significance score	SS1035 Policy-off effects	SS1035 Significance score	SS1035 Policy-on effects	SS1035 Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	-	+?	0	++	N/A	N/A	N/A	N/A	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor negative effect against criterion 1a (GP surgeries) for site SS0298 has been upgraded to a negligible effect to reflect this. With regard to criterion 1c, the policy states that nearby Rights of Way will be protected and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) for site SS0298 to reflect this.
	1b Open space, sport and recreation	++		++		N/A		N/A		
	1c Public Rights of Way (PRoW)	++?		++		N/A		N/A		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	N/A	N/A	N/A	N/A	Contributions will be made towards primary and secondary school provision. Due to the fact major positive effects are already expected against criteria 2a (Primary schools) and 2b (Secondary schools), the effects remain the same.
	2b Secondary schools	++		++		N/A		N/A		
	2c Further and higher education facilities	--		--		N/A		N/A		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	0	+	0	+	
	3b Settlement hierarchy	++		++		++		++		
	3c Centres of employment	++		++		0		0		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	+	++	+	N/A	N/A	N/A	N/A	
	4b Barriers to housing and services	0		0		N/A		N/A		

SA Objective	Criteria	SS0298				SS1035				Mitigation and enhancement
		Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	-	-	-	-	No mitigation identified for site SS0298.
	5b Water Resource Zones	0		0		0		0		
	5c WwTW Flow Capacity	-		-		-		-		
	5d Foul Sewerage Network Capacity	-		-		0		0		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--	--	--	Potential noise pollution from the A1071 will be effectively mitigated. Therefore, the major negative effect against criterion 6b (Noise) has been upgraded to a minor negative effect for site SS0298 to reflect this. Despite this, a significant negative effect is expected against SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution) for site SS0298 due to its proximity to an AQMA. Site SS1035 is also expected to have a significant negative effect in relation to SA6 because of its proximity to an AQMA.
	6b Noise	--		-		0		0		
	6c Odour	0		0		0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	--	-	--	-	
	7b Agricultural land classification	-		-		-		-		
	7c Minerals	-		-		-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0298				SS1035				
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	0	0	0	0	
	10b Surface water flooding	-		-		0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	--?	--?	-?	--?	An ecological survey and any relevant mitigation measures will be provided as part of development. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) for both sites have been upgraded by one to reflect this. Despite this, a significant negative but uncertain effect is expected against SA Objective 11 (To conserve and enhance biodiversity and geodiversity) due to the sensitivity of both sites.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		--?		-?		
	11c Geological sites	0		0		0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0298				SS1035				
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	-?	-?	-?	-?	An archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact sites SS0298 and SS1035 have archaeological potential, the effect for each site against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	--	--	--	--	According to the policy wording, consideration will be given to the sensitivity of visually prominent and open slopes, and opportunities will be sought to soften the existing settlement edge. Development will also be screened with vegetation and hedgerow boundaries. However, even with these measures it is unlikely that development of this high sensitivity site will conserve and enhance the landscape. Therefore, the major negative effects against criterion 13a (Landscape sensitivity) remain the same.
	13b AONB	0		0		0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	--	0	++	+	++	+	++	Site SS0298 is expected to have a major negative effect against criterion 14b (Employment sites) because it will result in the loss of an existing employment area. However, Allocation Policy LA028 is for a mixed-use development site, and employment development will be provided through site SS1035. Therefore, the major negative effect against criterion 14b has been upgraded to a major positive effect.
	14b Employment sites	--		++		++		++		
15. To revitalise the District's town centres.	15a Town and district centres	-	-	-	-	-	-	-	-	

SA Objective	Criteria	SS0298 Policy-off effects	SS0298 Significance score	SS0298 Policy-on effects	SS0298 Significance score	SS1035 Policy-off effects	SS1035 Significance score	SS1035 Policy-on effects	SS1035 Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	0?	--	-	--	0?	Cycle accesses may be provided to the existing footway network to Hadleigh. Therefore, the effect against criterion 16c (Cycling) for both sites has been upgraded by one to reflect this. Uncertainty has been added as it is not yet known whether the cycle accesses will be provided or not.
	16b Bus	++		++		++		++		
	16c Cycling	-		0?		-		0?		

Table F.18: LA115 – Allocation: Angel Court, Angel Street, Hadleigh (Site SS0502) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	+	+	
	2b Secondary schools	+		+		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	+	+	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	0		0		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	++	++	++	
	7b Agricultural land classification	0		0		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	-?	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0	0	0	0	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.19: LA114 – Allocation: Land north of Red Hill Road / Malyon Road, Hadleigh (Site SS0584) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	-	+?	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to a minor negative effect to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	++	+	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this. Due to the fact a major positive effect is already recorded against criterion 2a (Primary schools), the effect remains the same.
	2b Secondary schools	-		0		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	Potential noise pollution from the A1071 will be effectively mitigated. Therefore, the major negative effect against criterion 6b (Noise) will be upgraded to a minor negative effect to reflect this. Despite this, a significant negative effect is expected against SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution) due to the proximity of the site to an AQMA.
	6b Noise	--		-		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this. Despite this, a significant negative but uncertain effect is expected against SA Objective 11 (To conserve and enhance biodiversity and geodiversity) due to the sensitivity of the site.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	-		-		

Table F.20: LA068 – Allocation: Land east of Ipswich Road, Holbrook (Site SS0717) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++?	++	++?	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	-	0	-	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	-	0	-	
	13b AONB	-		-		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	+		+		
	16c Cycling	--		--		

Table F.21: LA069 - Allocation: Land north west of Melford Road, Lavenham (Site SS0288) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+	++	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1a (GP surgeries) has been upgraded to a major positive effect to reflect this.
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	+		+		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	--	0	-	Contributions will be made towards secondary school provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 2b (Secondary schools) has been upgraded to a minor negative effect to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	0?	An ecological survey and any mitigation measures will be provided. Therefore, the minor negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a negligible but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		0?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and enhance the setting of the Lavenham Conservation Area. Due to the fact the site has archaeological potential, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centre	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.22: LA098 - Allocation: Land south of High Road, Leavenheath (Site SS0587) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to minor negative effect to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that Rights of Way on site will be retained and enhanced. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--	--	--	Contributions will be made towards secondary school provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 2a (Primary schools) has been upgraded to a minor negative effect to reflect this. Despite this, a significant negative effect is still expected against SA Objective 2 (To maintain and improve levels of education and skills in the population overall).
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	--	0	--	No mitigation identified.
	3b Settlement hierarchy	--		--		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	--	--	--	--	No mitigation identified.
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	0?	An ecological survey and any mitigation measures will be provided. Therefore, the minor negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a negligible but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		0?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	Landscape mitigation measures will be used to reflect the sensitivity of the surrounding landscape. Even with these measures, a minor negative effect is expected against criterion 13a (Landscape sensitivity).
	13b AONB	-		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.23: LA113 - Allocation: Land east of the B1064, Long Melford (Site SS0812) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++	+	++	Contributions will be made towards open space provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1b (Open space, sport and recreation), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	+	-	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	No mitigation identified.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	Contributions will be made towards upgrading existing bus stops adjacent to the Long Melford Inn, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 16b (Bus), the effect remains the same.
	16b Bus	++		++		
	16c Cycling	-		-		

Table F.24: LA075 - Allocation: Land south of The Street, Shotley (Site SS0208) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++?	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1a (GP surgeries), the effect remains the same. With regard to criterion 1c (Public Rights of Way), the policy states that the public rights of way on site is to be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	+	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 2a (Primary schools), the effect remains the same. The major negative effect against criterion 2b (Secondary schools) has been upgraded to minor negative effect.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	-	0	-	A Construction Environmental Management Plan will be required to demonstrate that development protects groundwater, surface water features and controls aquatic pollution. However, the effect remains the same because the site does not fall within a Source Protection Zone.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	-?	An ecological survey and any mitigation measures will be provided. Additionally, a Construction Environmental Management Plan, as a condition to be secured prior to commencement, will be required to demonstrate that the development mitigates against impacts upon SPA and Ramsar Habitat Sites. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		0?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	-?	-?	Development will conserve and where appropriate enhance Rose Farmhouse (Grade II listed) and its setting, including its relationship with historic outbuildings, trackway and agricultural backdrop to the farmhouse. The policy states that access should also be taken from the eastern aspect of the site and avoid the historic trackway. Therefore, the major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) has been upgraded to a minor negative but uncertain effect to reflect

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
						this. However, the policy should require an archaeological assessment to be undertaken, and measures for managing impacts on archaeological remains provided, if necessary.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	Design, layout and landscaping will be sympathetic to the setting of The Suffolk Coast & Heaths AONB. Therefore, the minor negative effect against criterion 13b (AONB) has been upgraded to a negligible effect.
	13b AONB	-		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.25: LA012 - Allocation: Land north of Burstall Lane and west of B1113, Sproughton (Site SS0223) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to a minor negative effect to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that the Rights of Way on site will be retained and enhanced. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	+		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	++	+	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	0	--	A full assessment of increased discharge on the watercourse, and relevant mitigation measures will be provided. Therefore, the minor negative effect against criterion 5a (Source Protection Zones) has been upgraded to a negligible effect to reflect this. Despite this, a significant negative effect is expected against SA Objective 5 (To conserve and enhance water quality and resources).
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	--	With regard to criterion 10a (Flood Zones), a full assessment of increased discharge on the watercourse, and relevant mitigation measures will be provided. Due to the fact development will not have beneficial effects on reducing flood risk, the effect remains negligible. A major negative effect is expected against criterion 10b (Surface water flooding) because the boundaries of the final site allocation were amended and it now contains land with a 1 in 30 year risk of surface water flooding.
	10b Surface water flooding	0		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) will be upgraded to minor negative but uncertain effects to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and enhance The Wild Man public house, 2 and 4 Lower Street (all Grade II listed) and their settings. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact the site has archaeological potential, the effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
						a negligible effect. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	Landscape mitigation measures will be used to reflect the sensitivity of the surrounding landscape. Even with these measures, a minor negative effect is expected against criterion 13a (Landscape sensitivity).
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.26: LA013 - Allocation: Land north of the A1071, Sproughton (Site SS0191, SS0954 and SS1024) – Residential sites (new allocation)

SA Objective	Criteria	SS0191				SS0954				SS1024				Mitigation and enhancement
		Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++?	++	++	-	+?	0	+	-	+?	0	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the effects against criterion 1a (GP surgeries) for all sites have been upgraded by one to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that the Public Rights of Way on site will be retained and enhanced. Therefore, uncertainty has been removed from the major positive effects recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		+		+		++		++		
	1c Public Rights of Way (PRoW)	++?		++		++?		++		++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	++	+	-	--	++	+	-	-	++	+	A free serviced site of 3ha will be reserved for a new pre-school and primary school plus proportionate contributions towards the build costs. Therefore, a major positive effect is expected against criterion 2a (Primary schools) for all sites. Due to the fact a major positive effect is already recorded against criterion 2a for site SS0191, the effect remains the same. Contributions will also be made towards secondary school provision, to the satisfaction of the LPA. Therefore, the effects against 2b (Secondary schools) have been upgraded by one to reflect this.
	2b Secondary schools	-		0		--		-		-		0		
	2c Further and higher education facilities	++		++		+		+		+		+		

SA Objective	Criteria	SS0191				SS0954				SS1024				Mitigation and enhancement
		Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	++	+	++	0	+	0	+	0	++	0	++	
	3b Settlement hierarchy	++		++		++		++		++		++		
	3c Centres of employment	++		++		+		+		++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	++	++	+	++	+	++	++	++	++	++	
	4b Barriers to housing and services	++		++		++		++		++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	-	--	-	--	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		-		-		-		-		
	5c WwTW Flow Capacity	-		-		0		0		-		-		
	5d Foul Sewerage Network Capacity	-		-		-		-		-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--	--	--	--	--	--	--	Measures will be used to mitigate against noise and odour pollution from the A14 and Water Recycling Centre, respectively. Therefore, the effects against criterion 6b (Noise) have been upgraded by one to reflect this.
	6b Noise	--		-		--		-		--		-		
	6c Odour	0		0		0		0		--		--		

SA Objective	Criteria	SS0191				SS0954				SS1024				Mitigation and enhancement
		Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	--	--	--	--	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		--		--		--		--		
	7c Minerals	-		-		-		-		-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	?	N/A	?	N/A	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		0		0		0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	+	+	++	++	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		0		0		0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0	0	0	0	-	0	-	
	10b Surface water flooding	0		0		0		0		-		-		
	10c Sustainable design and construction techniques (including SUDS)	0				0				0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0191				SS0954				SS1024				
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	0	-?	0	0?	--?	--?	-?	--?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) for all sites have been upgraded by one to reflect this. Due to the fact a negligible effect is already recorded against criterion 11a for site SS0954, the effect remains the same because it is unlikely that development will have positive effects on biodiversity.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		-?		0?		--?		-?		
	11c Geological sites	0		0		0		0		0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	-?	-?	-?	-?	-?	-?	--?	--?	-?	-?	Landscaping will be used to reflect the sensitivity of the landscape in the area, including to the east of the site to mitigate the potential impact on Chantry Park Registered Park and Garden and Conservation Area. The policy also states that development will conserve and where appropriate enhance Red House and its associated barn (all Grade II listed) and their settings, including long views from the west, a buffer to the east and screening. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Therefore, the major negative but uncertain effects against criterion 12a (Nationally and locally designated and non-designated heritage assets) for sites SS0191 and SS1024 have been upgraded to minor

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0191				SS0954				SS1024				
														negative but uncertain effects to reflect this. The minor negative but uncertain effect against criterion 12a for site SS0637 cannot be upgraded to a negligible effect because the site has archaeological potential. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	-	-	-	-	-	-	-	-	According to the policy wording, landscaping will be used to reflect the sensitivity of the surrounding landscape, including to the east of the site to mitigate the potential impact of development on Chantry Registered Park and Garden and Conservation Area. Development will also conserve and where appropriate enhance Red House and its associated barn (all Grade II listed) and their settings, including long views from the west, a buffer to the east and screening. However, these mitigation measures are unlikely to result in negligible landscape effects because development is still likely to result in some form of harm to the landscape. Therefore, the minor negative effects against criterion 13a (Landscape sensitivity) remain the same.
	13b AONB	0		0		0		0		0		0		

SA Objective	Criteria	SS0191				SS0954				SS1024				Mitigation and enhancement
		Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0	0	0	0	0	0	0	0	
	14b Employment sites	0		0		0		0		0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--	--	--	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	--	+	--	+	--	+	--	+	Cycle links will be provided. Therefore, the effects against criterion 16c (Cycling) have been upgraded by one to reflect this. Due to the fact a major positive effect is already recorded against sites SS0191 and SS1024, the effects remain the same.
	16b Bus	++		++		++		++		++		++		
	16c Cycling	++		++		+		++		++		++		

Table F.27: LA014 - Allocation: Land at Poplar Lane, Sproughton (Site SS0299) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++?	++	++?	Contributions will be made towards healthcare and open space provision, to the satisfaction of the LPA. Therefore, the effect against criterion 1a (GP surgeries) has been upgraded by one to reflect this. Regardless of the mitigation for open space, sport and recreation facilities, a major positive effect is expected against criterion 1b (Open space, sport and recreation). This is because the boundaries of the final site allocation were amended and it now falls within 300m of an open space, sport and/or recreation facility.
	1b Open space, sport and recreation	+		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	0	++?	+?	Contributions will be made towards education provision, to the satisfaction of the LPA. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education. Due to the fact a major positive effect is already recorded against criterion 2c (Further and higher education facilities), the effect remains the same.
	2b Secondary schools	-		0?		
	2c Further and higher education facilities	++		++		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	++	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	--		--		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-	--	+/-	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	--?	--?	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+	+	+	+	
	14b Employment sites	+		+		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.28: LA018 - Allocation: Land at Former Sugar Beet Factory Site, Sproughton (Site SS0721) – Employment (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	N/A	N/A	N/A	N/A	
	1b Open space, sport and recreation	N/A		N/A		
	1c Public Rights of Way (PRoW)	N/A		N/A		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A	N/A	N/A	N/A	
	2b Secondary schools	N/A		N/A		
	2c Further and higher education facilities	N/A		N/A		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	0		0		
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A	N/A	N/A	N/A	
	4b Barriers to housing and services	N/A		N/A		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	0		0		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	--		--		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	++	++	++	
	7b Agricultural land classification	0		0		
	7c Minerals	--		--		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+	++	+	++	
	14b Employment sites	++		++		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.29: LA116 - Allocation: Land east of Loraine Way, Sproughton (Site SS0711) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect identified for criterion 1a (GP surgeries) has been upgraded to minor negative to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	+	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 2a (Primary schools), the effects remain the same. The major negative effect against criterion 2b (Secondary schools) has been upgraded to a minor negative effect.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	A flood risk assessment will be used to avoid and mitigate all forms of flooding in a sustainable manner. Due to the fact development is unlikely to have beneficial effects on reducing flood risk, the negligible effect remains the same.
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effect against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a minor negative but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	-?	-?	Development will conserve and where appropriate enhance the listed barn 50 metres south west of Sproughton Hall, Tithe Barn, Sproughton Hall, Walnut Cottage, Mill House, 2 & 4 Lower Street, 1-4 Church Close (all Grade II) and Church of All Saints (Grade II*) and their settings. Additionally, sight lines towards the barns, hall and church tower will be incorporated into development. Therefore, the major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) has been upgraded to a minor negative but uncertain effect to reflect this. However, the policy should require an archaeological assessment to be undertaken, and measures for managing impacts on archaeological remains provided, if necessary.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.30: LA016 - Allocation: Land West of Bourne Hill, Wherstead (Site SS1020) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++?	+	++?	Contributions will be made towards open space provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1b (Open space, sport and recreation), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	-	-	-	
	2b Secondary schools	-		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	--		--		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	-		-		
	7c Minerals	--		--		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	-		-		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	0	++	Contributions will be made towards sustainable transport, to the satisfaction of the LPA. Therefore, the minor negative effect against criterion 16a (Rail) has been upgraded to negligible effect. Due to the fact major positive effects are already recorded against criteria 16b (Bus) and 16c (Cycling), the effects remain the same.
	16b Bus	++		++		
	16c Cycling	++		++		

Appendix F-2

Mid Suffolk District Parishes

Table F.31: LA046 - Allocation: Former Bacton Middle School, Bacton (Site SS0088) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1a (GP surgeries), the effect remains the same.
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	++?	+?	Contributions will be made towards education provision, to the satisfaction of the LPA. However, it is unknown what level of education these contributions will be made towards. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	--		-?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-	-	+/-	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	An ecological survey and any necessary mitigation measures will be provided. Due to the fact development is unlikely to have beneficial effects on biodiversity, the negligible effect remains.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	+	+	+	+	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.32: LA047 - Allocation: Land north east of Turkey Hall Lane, Bacton (Site SS0099) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+	+	+	Contributions will be made towards open space provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1b (Open space, sport and recreation), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	+		+		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	+	-	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	--		--		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	-?	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	+		+		
	16c Cycling	--		--		

Table F.33: LA106 - Allocation: Land south of Pretyman Avenue, Bacton (Site SS0518) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++?	++	++?	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1a (GP surgeries) has been upgraded to a major positive effect to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	+?	Contributions will be made towards education provision, to the satisfaction of the LPA. Therefore, the effects against these criteria have been upgraded by one to reflect this. Due to the fact a major positive effect has already been recorded against criterion 2a (Primary schools), the effect remains the same. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	--		-?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	-?	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	+		+		
	16c Cycling	--		--		

Table F.34: LA105 - Allocation: Land north of Church Road, Bacton (Site SS0266) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1a (GP surgeries), the effect remains the same.
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++?	+?	Contributions will be made towards education provision, to the satisfaction of the LPA. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	--		-?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	--?	--?	No mitigation identified.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	+	+	+	+	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.35: LA119 - Allocation: Land north of Pesthouse Lane, Barham (Site SS1056) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	-	+?	-	+?	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--	-?	-?	Contributions will be made towards education provision, to the satisfaction of the LPA. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	-		0?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	--		--		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	++	++	++	
	7b Agricultural land classification	0		0		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?	0?	0?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	-	+	Contributions will be made towards public transport infrastructure provision, to the satisfaction of the LPA. Therefore, the major positive effect against criterion 16b (Bus) remains the same, but the major negative effect against criterion 16a (Rail) has been upgraded to a minor negative effect to reflect this.
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.36: LA049 - Allocation: Land south of Back Hills, Botesdale & Rickinghall (Site SS0129) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++?	++	++	Contributions will be made towards open space provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1b (Open space, sport and recreation), the effect remains the same. With regard to criterion 1c (Public Rights of Way), the policy states that the public rights of way on site is to be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	0	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	-	+	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	--		--		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--	--	--	--	No mitigation identified.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.37: LA050 - Allocation: Land north of Gardenhouse Lane, Botesdale & Rickinghall (Site SS1190) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+	+	+	A new footpath will be provided on Gardenhouse Lane. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	++?	+?	Contributions will be made towards education provision, to the satisfaction of the LPA. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	--		-?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.38: LA052 - Allocation: Land north of Mill Road, Botesdale & Rickinghall (Site SS0949) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	Contributions will be made towards open space provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1b (Open space, sport and recreation), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	0	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	-	+	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	0	-	A Construction Environmental Management Plan will be required to demonstrate that the development protects groundwater, surface water features and controls aquatic pollution. Therefore, the effect against criterion 5a (Source Protection Zones) has been upgraded to a negligible effect to reflect this.
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	--		--		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	--?	A major negative but uncertain effect is expected against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) because the boundaries of the final site allocation were amended and it now falls within 250m of a County Wildlife Site. No mitigation has been identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.39: LA006 - Allocation: Land south of Fitzgerald Road, Bramford (Site SS0121) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to a minor negative effect to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that Rights of Way should be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	++	+	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Therefore, the major positive effect against criterion 2a (Primary schools) remains the same, and the minor negative effect against criterion 2b (Secondary schools) has been upgraded to a negligible effect to reflect this.
	2b Secondary schools	-		0		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	-?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) has been upgraded to a minor negative but uncertain effect, and the minor negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a negligible effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Runcton House and Street Farm Cottage (both Grade II) and their settings. Due to the fact the site has archaeological potential, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.40: LA007 - Allocation: Land east of The Street, Bramford (Site SS0478) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	Contributions will be made towards open space provision and improvements to Public Rights of Way, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	--	-	--	No mitigation identified.
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.41: LA107 - Allocation: Land east of Bramford Road, Bramford (Site SS0636) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	Contributions will be made towards open space provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1b (Open space, sport and recreation), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	+	+	
	2b Secondary schools	+		+		
	2c Further and higher education facilities	-		-		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	++	+	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	--		--		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-	-	+/-	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	--	0	-	A minor negative effect is expected against criterion 14b (Employment sites) because the boundaries of the final site allocation were amended. Development of the site will now result in the loss of 25% or more of employment land, but less than 50% of employment land.
	14b Employment sites	--		-		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.42: LA001 - Allocation: Land east of Norwich Road, Barham (Site SS0551) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+?	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1a (GP surgeries) has been upgraded to a major positive effect to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that Rights of Way within the site and within the vicinity of the site will be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	-	0	0	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this.
	2b Secondary schools	-		0		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	++	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	Potential noise pollution issues will be effectively mitigated. Therefore, the major negative effect against criterion 6b (Noise) has been upgraded to a minor negative effect to reflect this. Despite this, a significant negative effect is still expected in relation to SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution), due to the proximity of the site to an AQMA. Additionally, noise mitigation that addresses the neighbouring quarry site will also take place.
	6b Noise	--		-		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	--		--		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	-?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effect against criterion 11a (Internationally and nationally designated biodiversity assets) has been upgraded to a minor negative but uncertain effect, and the minor negative effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a negligible but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		0?		
	11c Geological sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance the Church of St Mary (Grade I), Garden Wall and gateway (Grade II), Shrubland Hall (Grade II*) and Registered Park and Garden (Grade I) and their settings. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. However, the minor negative but uncertain effect against criterion 12a for site SS0637 cannot be upgraded to a negligible effect because the site has archaeological potential. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	Landscape mitigation measures will be used to screen development by retaining the existing vegetation along the eastern edge of the site and important hedgerows. Additionally, the rural character and setting of St Mary's Church (Grade I listed) will be retained. However, even with these measures it is unlikely that development of this high sensitivity site will conserve and enhance the landscape. Therefore, the major negative effect against criterion 13a (Landscape sensitivity) remains the same.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	Bus stops will be provided. Therefore, the minor positive effect against criterion 16b (Bus) has been upgraded to a major positive effect to reflect this.
	16b Bus	+		++		
	16c Cycling	++		++		

Table F.43: LA002 - Allocation: Land north of Church Lane, Barham (Site SS0076) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1a (GP surgeries), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	++	++	A free serviced site of 3ha will be reserved for a new pre-school and primary school, plus proportionate contributions towards the build costs. Therefore, a major positive effect is expected against criterion 2a (Primary schools). Contributions will also be made towards secondary school provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 2b (Secondary schools) has been upgraded to a major positive effect to reflect this.
	2b Secondary schools	+		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	++	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	Potential noise pollution from the A14 and neighbouring quarry site will be effectively mitigated. Therefore, the major negative effect against criterion 6b (Noise) has been upgraded to a minor negative effect to reflect this. Despite this, a significant negative effect is still expected against SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution) due to the proximity of the site to an AQMA.
	6b Noise	--		-		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--?	As set out in the policy, the developer should test the potential resources on the site to identify if use of the minerals on site is appropriate. Therefore, the major negative effect against criterion 7c (Minerals) has been upgraded to a minor negative effect to reflect this. The effect is recorded as uncertain because it is unknown whether use of the minerals on site will be suitable. Despite this, a significant negative effect is still expected against SA Objective 7 (To conserve soil and mineral resources) because the comprises greenfield land and some of the best and most versatile agricultural land.
	7b Agricultural land classification	--		--		
	7c Minerals	--		-?		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	-?	-?	Development will conserve and where appropriate enhance the Church of St Mary (Grade I), Garden Wall and gateway (Grade II), Shrubland Hall (Grade II*) and Registered Park and Garden (Grade I), and Henry VIII Farmhouse (Grade II) and their settings, including avoiding access via the historic trackway to the east of the site and ensuring the church remains a prominent building with its rural character setting maintained. The policy also states that development should be set back from the eastern edge of the site and the south-western edge along Norwich Road. Existing vegetation on the eastern edge of the site should be retained for screening. Additionally, measures for managing impacts on archaeological remains will be provided, including preservation in situ of Anglo-Saxon settlement remains and archaeological excavation of other remains. Therefore, the major negative but uncertain effect against this objective has been upgraded to a minor negative but uncertain effect to reflect this.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	Landscape mitigation measures will be used to screen development by setting it back from the eastern edge of the site and the south-western edge along Norwich Road, whilst also retaining existing vegetation. Additionally, the rural character and setting of the Church of St Mary (Grade I) will be retained. However, even with these measures it is unlikely that development of this high sensitivity site will conserve and enhance the landscape. Therefore, the major negative effect against criterion 13a (Landscape sensitivity) remains the same.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	Bus stops will be provided, linking the site with the adjoining site. Due to the fact a major positive effect is already recorded against criterion 16b (Bus), the effect remains the same.
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.44: LA003 - Allocation: Land south of Church Lane, Claydon (Site SS0861) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++?	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1a (GP surgeries) has been upgraded to a major positive effect to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that Rights of Way within the site and within the vicinity will be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Due to the fact major positive effects are already recorded against criteria 2a (Primary schools) and 2b (Secondary schools), the effects remain the same.
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	-	A flood risk assessment will be used to avoid and mitigate all forms of flooding in a sustainable manner. Therefore, the major negative effect against criterion 10b (Surface water flooding) has been upgraded to a minor negative effect to reflect this.
	10b Surface water flooding	--		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded by one to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance the Church of St Mary (Grade I), Garden Wall and gateway (Grade II), Shrubland Hall (Grade II*) and Registered Park and Garden (Grade I) and their settings. Development will also be set back from the northern edge of the site, and important hedgerows will be retained and historic footpaths incorporated into the development. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. However, the minor negative but uncertain effect against criterion 12a for

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
						site SS0637 cannot be upgraded to a negligible effect because the site has archaeological potential. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance. The policy should be amended to include reference to the non-designated asset within the site, which comprises undulated linear features.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	-		-		

Table F.45: LA056 - Allocation: Land south of Low Road, Debenham (Site SS0902) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	+		+		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	0	-	0	
	2b Secondary schools	+		+		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	+		+		

Table F.46: LA057 - Allocation: Land north of Ipswich Road, Debenham (Site SS0031) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	0	-	0	
	2b Secondary schools	+		+		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	+		+		

Table F.47: LA058 - Allocation: Land east of Aspall Road, Debenham (Site SS0268) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++	+	++	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	
	2b Secondary schools	+		+		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.48: LA062 - Allocation: Land east of Ashfield Road, Elmswell (Site SS0085) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	Contributions will be made towards open space provision and public rights of way linkages, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1b (Open space, sport and recreation), the effect remains the same. With regard to criterion 1c (Public Rights of Way), the policy states that contributions will be made towards public rights of way linkages. Due to the fact a major positive effect is already expected against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	+	-	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	--?	--?	No mitigation identified.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	+	+	+	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.49: LA063 - Allocation: Land south of Church Road, Elmswell (Site SS0096) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	0	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	-	A minor negative effect is recorded against criterion 7c (Minerals) because the boundaries of the final site allocation were amended and it no longer falls within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel.
	7b Agricultural land classification	-		-		
	7c Minerals	--		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?	0?	0?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	+	+	+	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.50: LA064 - Allocation: Land north of Church Road, Elmswell (Site SS0039) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	-	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. In addition, general amenity space will be retained or amenity space of greater quality, accessibility and quantity will be provided. Therefore, the major negative effects identified for criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) have been upgraded to minor negative to reflect this.
	1b Open space, sport and recreation	--		-		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	--	0	-	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	0	0	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a minor negative but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance the Church of St John (Grade II*), Church Cottage (Grade II) and The Almshouses (Grade II) and their settings. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact the site has archaeological potential, the effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	++	++	++	++	Contributions will be made towards the cycle link between Elmswell and Woolpit. Therefore, the major negative effect against criterion 16c (Cycling) has been upgraded to a minor negative effect to reflect this.
	16b Bus	++		++		
	16c Cycling	--		-		

Table F.51: LA065 - Allocation: Land north west of School Road, Elmswell (Site SS0107) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	-	+?	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to minor negative to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	+	0	Contributions will be made towards secondary school provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 2b (Secondary schools) has been upgraded to a minor negative effect to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	--	--	--	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	An ecological survey and any mitigation measures will be provided. Due to the fact development is unlikely to have beneficial effects on biodiversity and geodiversity, the negligible effect remains the same.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-	-	-	-	Development will conserve and where appropriate enhance Elmswell Hall (Grade II) and its setting. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact the site has archaeological potential, the effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	++	++	++	++	Contributions will be made towards the cycle link between Elmswell and Woolpit. Therefore, the major negative effect against criterion 16c (Cycling) has been upgraded to a minor negative effect to reflect this.
	16b Bus	++		++		
	16c Cycling	--		-		

Table F.52: LA066 - Allocation: Land west of Station Road, Elmswell (Site SS0132) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect for criterion 1a (GP surgeries) has been upgraded to minor negative. With regard to criterion 1c (Public Rights of Way), the policy states that the two public rights of way on site are to be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	--	0	-	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Therefore, the effects against criteria 2a (Primary schools) and 2b (Secondary schools) have been upgraded by one to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	--	--	--	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Willow Farmhouse (Grade II), Green Farmhouse (Grade II), Oak Farmhouse (Grade II) Dagwood Farmhouse (Grade II) and their settings. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact the site has archaeological potential, the effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	++	++	++	++	Contributions will be made towards the cycle link between Elmswell and Woolpit. Therefore, the major negative effect against criterion 16c (Cycling) has been upgraded to a minor negative effect to reflect this.
	16b Bus	++		++		
	16c Cycling	--		-		

Table F.53: LA020 - Allocation: Land north of Magdalen Street, Eye (Site SS1118) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++?	++	++?	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	++	+	++	
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	--	--	--	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	0	0	0	0	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	++	++	++	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	?	?	?	?	This site was not included in the Landscape Sensitivity Assessment but the site already has planning consent.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	--	0	--	No mitigation identified.
	14b Employment sites	--		--		
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.54: LA021 - Allocation: Land north of Church Street, Eye (Site SS0672) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+	+	+	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	
	2b Secondary schools	+		+		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	0	0	0	0	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	++	++	++	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	-?	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	--?	--?	No mitigation identified.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.55: LA099 - Allocation: Land at Eye Airfield, Eye (Site SS0928) – Employment (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	N/A		N/A		
	1b Open space, sport and recreation	N/A	N/A	N/A	N/A	
	1c Public Rights of Way (PRoW)	N/A		N/A		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A		N/A		
	2b Secondary schools	N/A	N/A	N/A	N/A	
	2c Further and higher education facilities	N/A		N/A		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	0		0		
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A	N/A	N/A	N/A	
	4b Barriers to housing and services	N/A		N/A		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	0		0		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this. Despite this, a significant negative effect is still expected against SA Objective 11 (To conserve and enhance biodiversity and geodiversity) due to the sensitivity of the site.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Stone Cottage and 30 to 32 Eye Road (Grade II listed) and their settings. Due to the fact the site has archaeological potential, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+	++	+	++	
	14b Employment sites	++		++		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.56: LA109 - Allocation: Land south of Eye Airfield (Site SS1202) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+?	+	+?	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	+	-	+	
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	0	0	0	0	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	-?	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-	-	-	-	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	No mitigation identified.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.57: LA110 - Allocation: Land north of Millfield, Eye (Site SS0614) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+?	+	+?	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	+	-	+	
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	0	0	0	0	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	+	+	+	+	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.58: LA111 - Allocation: Allotments north of Millfield, Eye (Site SS0615) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++?	++	++?	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	+	-	+	
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	0	0	0	0	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	+	+	+	+	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.59: LA010 - Allocation: Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham (Site SS0654) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect for criterion 1a (GP surgeries) has been upgraded to minor negative. With regard to criterion 1c (Public Rights of Way), the policy states that the public rights of way on site is to be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	--	--	-	Contributions will be made towards secondary school provision, to the satisfaction of the LPA. Therefore, the minor negative effect against criterion 2b (Secondary schools) has been upgraded to a negligible effect to reflect this.
	2b Secondary schools	-		0		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	0		0		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	Noise Pollution will be effectively mitigated. Therefore, the major negative effect identified against criterion 6b (Noise) has been upgraded to minor negative to reflect this.
	6b Noise	--		-		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	0	0	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	-	Development is required to suitably address surface water flood risk impacts. Therefore, the major negative effect against criterion 10b (Surface water flooding) has been upgraded to a minor negative effect to reflect this.
	10b Surface water flooding	--		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded to a minor negative but uncertain effect to reflect this. Despite this, a significant negative effect is expected against SA Objective 11 (To conserve and enhance biodiversity and geodiversity) due to the sensitivity of the site.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.60: LA067 - Allocation: Land South of Bacton Road, Haughley (Site SS0004) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	0	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	--		--		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.61: LA104 - Allocation: Land West of Fishponds Way, Haughley (Site SS0047) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	+	-	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	--		--		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	-	A minor negative effect is expected against criterion 10b (Surface water flooding) because the boundaries of the final site allocation were amended and it now contains land with a 1 in 100 year risk of surface water flooding.
	10b Surface water flooding	0		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.62: LA117 - Allocation: Land north of Station Road, Haughley (Site SS0270) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	+	-	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?	0?	0?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.63: LA073 - Allocation: Land south of Glebe Way, Mendlesham (Site SS0065) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++?	++	++?	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect identified in relation to criterion 1a (GP surgeries) has been upgraded to a major positive effect to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	+	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 2a (Primary schools), the effect remains the same. However, the major negative effect against criterion 2b (Secondary school) has been upgraded to minor negative effect to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	--		--		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	-	-	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	-	A flood risk assessment will be used to avoid and mitigate all forms of flooding in a sustainable manner. Therefore, the major negative effect identified for criterion 10b (Surface water flooding) has been upgraded by one to reflect this.
	10b Surface water flooding	--		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	0?	An ecological survey and any mitigation measures will be provided. Therefore, the minor negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a negligible but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		0?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Elm's Farmhouse (Grade II*) and its setting. Due to the fact the site has archaeological potential, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
	16a Rail	--	-	--	-	

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16b Bus	++		++		
	16c Cycling	--		--		

Table F.64: LA030 - Allocation: Land west of Stowmarket Road, Needham Market (Site SS1199) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	Contributions will be made towards open space provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1b (Open space, sport and recreation) has been upgraded to a major positive to reflect this.
	1b Open space, sport and recreation	+		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	--	-	--	No mitigation identified.
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	--		--		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	-?	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	No mitigation identified.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	+	+	+	+	

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.65: LA031 - Allocation: Former Needham Market Middle School, Needham Market (Site SS0669) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++	+	++	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	0	
	2b Secondary schools	--		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	++	++	++	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	--?	--?	No mitigation identified.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	++	++	++	++	
	16b Bus	++		++		
	16c Cycling	+		+		

Table F.66: LA032 - Allocation: Former Mid Suffolk District Council Offices and Car Park, Needham Market (Sites SS0530 and SS1005) – Residential (committed sites)

SA Objective	Criteria	SS0530 Policy-off effects	SS0530 Significance score	SS0530 Policy-on effects	SS0530 Significance score	SS1005 Policy-off effects	SS1005 Significance score	SS1005 Policy-on effects	SS1005 Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	-	+	-	+	-	+	-	+	Contributions will be made towards open space provision and enhancements to public rights of way, to the satisfaction of the LPA. Due to the fact major positive effects are already recorded against criteria 1b (Open space, sport and recreation) and 1c (Public Rights of Way) for both sites, the effects remain the same.
	1b Open space, sport and recreation	++		++		++		++		
	1c Public Rights of Way (PRoW)	++		++		++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	0	+	-	+	-	
	2b Secondary schools	--		--		--		--		
	2c Further and higher education facilities	--		--		--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	0	+	0	+	
	3b Settlement hierarchy	++		++		++		++		
	3c Centres of employment	+		+		-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	+	+	+	+	
	4b Barriers to housing and services	+		+		+		+		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0530				SS1005				
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		-		-		
	5c WwTW Flow Capacity	0		0		0		0		
	5d Foul Sewerage Network Capacity	-		-		-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	--	--	--	--	No mitigation identified.
	6b Noise	0		0		0		0		
	6c Odour	0		0		0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	++	++	++	++	++	++	++	
	7b Agricultural land classification	-		-		-		-		
	7c Minerals	-		-		-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0530				SS1005				
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0	0	0	
	10b Surface water flooding	0		0		0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	0	-?	0	-?	No mitigation identified for site SS0530.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		-?		-?		
	11c Geological sites	0		0		0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	--?	--?	0?	0?	0?	0?	No mitigation identified for site SS0530.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0530				SS1005				
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	+	+	+	+	
	13b AONB	0		0		0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	--	0	--	0	0	0	0	No mitigation identified for site SS0530.
	14b Employment sites	--		--		0		0		
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	++	++	++	++	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	++	+	++	+	++	+	++	
	16b Bus	++		++		++		++		
	16c Cycling	++		++		++		++		

Table F.67: LA076 - Allocation: Land south of The Street, Stonham Aspal (Site SS0141) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	-?	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. In addition, an alternative provision of playing field(s) of equal or greater quality, accessibility and quantity will be provided as part of the scheme. Therefore, the major negative effects against criteria 1a (GP surgeries) and 1b (Open space, sport and recreation) have been upgraded to minor negative to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that the public rights of way on site is to be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	--		-		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	+	0	Contributions will be made towards secondary school provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 2b (Secondary schools) has been upgraded to a minor negative effect to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	-		-		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	--	--	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a minor negative but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Ponds Cottage, Garden Cottage, Barn south-east of Chevers Farmhouse, Old School House, Users House (all Grade II listed) and their settings. Due to the fact the site has archaeological potential, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	A new bus shelter will be provided for the bus stop on the edge of the site. Due to the fact a major positive effect is already expected against criterion 16b (Bus), the effect remains the same.
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.68: LA033 - Allocation: Land south of Gun Cotton Way, Stowmarket (Site SS0064) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	-	+?	-	+?	Contributions will be made towards open space provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 1b (Open space, sport and recreation), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	-	0?	0?	Contributions will be made towards education provision, to the satisfaction of the LPA. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	-		0?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	--		--		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	-	-	-	-	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.69: LA034 - Allocation: Chilton Leys, Stowmarket (Site SS1022) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	-	+?	0	++	Contributions will be made towards healthcare and open space provision, to the satisfaction of the LPA. Therefore, the minor negative effect expected against criterion 1a (GP surgeries) has been upgraded to negligible to reflect this. The major positive effect against criterion 1b (Open space, sport and recreation) remains the same. With regard to criterion 1c (Public Rights of Way), the policy states that the public rights of way on site is to be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	++?	++?	Contributions will be made towards education provision, to the satisfaction of the LPA. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	+		++?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	-	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	++	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-	-	-	-	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	No mitigation identified.
	13b AONB	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	-	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.70: LA035 - Allocation: Ashes Farm, Stowmarket (Site SS0264) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++?	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect for criterion 1a (GP surgeries) has been upgraded to major positive to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that Rights of Way on site will be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	0	++	+	Contributions will be made towards secondary school provision and a new primary school. Therefore, the effects against criteria 2b (Secondary schools) and 2a (Primary schools) have been upgraded by one to reflect this.
	2b Secondary schools	-		0		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	++	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	0	--	A full assessment of increased discharge on the watercourse will be provided, including relevant mitigation measures. Therefore, the minor negative effect against criterion 5a (Source Protection Zones) has been upgraded to a negligible effect to reflect this. Despite this, a significant negative effect is expected against SA Objective 5 (To conserve and enhance water quality and resources).
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	Noise pollution from the A14 to the north of the site will be effectively mitigated. Therefore, the major negative effect against criterion 6b (Noise) has been upgraded to a minor negative effect to reflect this. Despite this, a significant negative effect is still expected against SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution).
	6b Noise	--		-		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--?	As set out in the policy, the developer should test the potential resources on the site to identify if use of the minerals on site is appropriate. Therefore, the major negative effect against criterion 7c (Minerals) has been upgraded to a minor negative effect to reflect this. The effect is recorded as uncertain because it is unknown whether use of the minerals on site will be suitable. A significant negative effect is still expected against SA Objective 7 (To conserve soil and mineral resources) because the site comprises greenfield land and some of the best and most versatile agricultural land.
	7b Agricultural land classification	--		--		
	7c Minerals	-		0?		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	-	A flood risk assessment will be used to avoid and mitigate all forms of flooding in a sustainable manner. Therefore, the major negative effect identified for criterion 10b (Surface water flooding) has been upgraded by one to reflect this.
	10b Surface water flooding	--		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a minor negative but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	--?	--?	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	+	+	+	+	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	++	++	++	++	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.71: LA036 - Allocation: Land south of Union Road, Stowmarket (Sites SS0029 and SS0157) – Residential sites SS0029 and SS0157 are both allocated in the Stowmarket Area Action Plan (SS0029 is a committed site)

SA Objective	Criteria	SS0029 Policy-off effects	SS0029 Significance score	SS0029 Policy-on effects	SS0029 Significance score	SS0157 Policy-off effects	SS0157 Significance score	SS0157 Policy-on effects	SS0157 Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	-	+?	0	++	--	+	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the effects recorded for both sites against criterion 1a (GP surgeries) have been upgraded by one to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that the Public Right of Way within the site and within the vicinity of the site will be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) for site SS0029 to reflect this. A major positive effect has already been recorded against criterion 1c for site SS0157. As such, this effect remains the same.
	1b Open space, sport and recreation	++		++		+		+		
	1c Public Rights of Way (PRoW)	++?		++		++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	+	+	++	++	Contributions will be made towards secondary school provision and a new primary school, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criteria 2b (Secondary schools) and 2a (Primary schools) for site SS0029, the effects remain the same. The effects recorded against both criteria for site SS0157 have bene upgraded by one to reflect this information.
	2b Secondary schools	++		++		+		++		
	2c Further and higher education facilities	--		--		--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	0	0	0	0	
	3b Settlement hierarchy	++		++		++		++		
	3c Centres of employment	-		-		--		--		

SA Objective	Criteria	SS0029 Policy-off effects	SS0029 Significance score	SS0029 Policy-on effects	SS0029 Significance score	SS0157 Policy-off effects	SS0157 Significance score	SS0157 Policy-on effects	SS0157 Significance score	Mitigation and enhancement
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	++	++	+	++	+	++	
	4b Barriers to housing and services	++		++		++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		-		-		
	5c WwTW Flow Capacity	-		-		-		-		
	5d Foul Sewerage Network Capacity	-		-		-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	-	--	-	--	Potential for noise pollution will be effectively mitigated. Therefore, the major negative effect against criterion 6b (Noise) for both sites has been upgraded to a minor negative effect. Despite this, a significant negative effect is still expected against SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution).
	6b Noise	--		-		--		-		
	6c Odour	0		0		0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	-	--	--	--	-	As set out in the policy, the developer should test the potential resources on the site to identify if prior extraction or use of the minerals on site is appropriate. Therefore, the minor negative effect against criterion 7c (Minerals) has been upgraded to a negligible effect to reflect this. The effect is recorded as uncertain because it is unknown whether use of the minerals on site will be suitable.
	7b Agricultural land classification	--		--		--		--		
	7c Minerals	-		0		-		0?		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0029				SS0157				
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	0	0	0	0	A full assessment of increased discharge on the watercourse will be required, and any relevant mitigation measures implemented.
	10b Surface water flooding	0		0		0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	0	--?	0	-?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effects recorded against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		--?		-?		
	11c Geological sites	0		0		0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0029				SS0157				
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	-?	-?	-?	-?	-?	-?	Development will conserve and where appropriate enhance Starhouse Farmhouse and Barn, Stow Lodge Hospital and The Shepherd and Dog Public House (all Grade II listed) and their settings. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact site SS0157 has archaeological potential, the effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance. The major negative but uncertain effect against criterion 12a for site SS0029 has been upgraded to a minor negative but uncertain effect.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	-	-	-	-	
	13b AONB	0		0		0				
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	0	0	0	0	
	14b Employment sites	0		0		0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
		SS0029				SS0157				
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	--	+	--	+	
	16b Bus	++		++		++		++		
	16c Cycling	++		++		++		++		

Table F.72: LA037 - Allocation: Former Stowmarket Middle School, Stowmarket (Site SS0101) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor positive effect identified for criterion 1a (GP surgeries) has been upgraded to major positive to reflect this. With regard to criterion 1c (Public Rights of Way), the policy states that the public rights of way on site is to be retained and enhanced. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	Contributions will be made towards primary and secondary school provision, to the satisfaction of the LPA. Due to the fact a major positive effect is already recorded against criterion 2a (Primary schools), the effect remains the same. The minor positive effect against criterion 2b (Secondary schools) has been upgraded to a major positive effect.
	2b Secondary schools	+		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	+	+	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	++	++	++	
	7b Agricultural land classification	0		0		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	0?	An ecological survey and any mitigation measures will be provided. Therefore, the minor negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a negligible but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		0?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	0?	0?	Development will conserve and where appropriate enhance the Stowmarket Council School Memorial Drinking Fountain (GII listed) and its setting. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact modern development will have damaged any unknown archaeological deposits (if present), the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) has been upgraded to a negligible but uncertain effect.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	++	+	++	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.73: LA038 - Allocation: Land south of Creeting Road West, Stowmarket (Site SS0668) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	-	+	0	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the minor negative effect identified for criterion 1a (GP surgeries) has been upgraded to negligible.
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	0	++	+	Contributions will be made towards secondary school provision, and a new pre-school and primary school, to the satisfaction of the LPA. Therefore, the effects against criteria 2b (Secondary schools) and 2a (Primary schools) have been upgraded by one to reflect this.
	2b Secondary schools	-		0		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	Potential noise and light pollution from nearby roads, railway lines and employment sites will be effectively mitigated. Therefore, the major negative effect against criterion 6b (Noise) has been upgraded to a minor negative effect to reflect this.
	6b Noise	--		-		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	++	++	++	++	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	-	A flood risk assessment will be used to avoid and mitigate all forms of flooding in a sustainable manner. Therefore, the major negative effect identified for criterion 10b (Surface water flooding) has been upgraded by one to reflect this.
	10b Surface water flooding	--		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a minor negative but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	0?	0?	Development will conserve and where appropriate enhance the setting of the Stowmarket Conservation Area. Modern development will have damaged any unknown archaeological deposits (if present). Therefore, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) has been upgraded to a negligible but uncertain effect.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	+	+	+	+	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	++	++	++	++	Accessibility improvements to the train station will be required. Due to the fact that a major positive effect is already recorded against criteria 16a (Rail), the effect remains the same.
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.74: LA044 - Allocation: Land at Mill Lane, Stowmarket (Site SS1223) – Employment (allocated in the Stowmarket Area Action Plan)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	N/A	N/A	N/A	N/A	
	1b Open space, sport and recreation	N/A		N/A		
	1c Public Rights of Way (PRoW)	N/A		N/A		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A	N/A	N/A	N/A	
	2b Secondary schools	N/A		N/A		
	2c Further and higher education facilities	N/A		N/A		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	0		0		
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A	N/A	N/A	N/A	
	4b Barriers to housing and services	N/A		N/A		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	0		0		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-?	As set out in the policy, the developer should test the potential resources on the site to identify if prior extraction or use of the minerals on site is appropriate. Therefore, the minor negative effect against criterion 7c (Minerals) has been upgraded to a negligible effect to reflect this. The effect is recorded as uncertain because it is unknown whether use of the minerals on site will be suitable.
	7b Agricultural land classification	-		-		
	7c Minerals	-		0?		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	-	--	0	-	A flood risk assessment will be used to avoid and mitigate all forms of flooding in a sustainable manner. Therefore, the effects against criteria 10a (Flood Zones) and 10b (Surface water flooding) have been upgraded by one to reflect this.
	10b Surface water flooding	--		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	--?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this. Despite this, a significant negative effect is still expected against SA Objective 12 (To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings) due to the sensitivity of the site.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	-?	-?	Development will conserve and where appropriate enhance Clamp Farm, Clamp Cottages, Badley Mill House (Grade II) Creeting Hall (Grade II*) and Church of St Peter (Grade II*) and their settings. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Therefore, the major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) has been upgraded to a minor negative but uncertain effect. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+	++	+	++	
	14b Employment sites	++		++		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.75: LA112 - Allocation: Land east and west of Prentice Road, Stowmarket (Site SS1288) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	-	+	-	+	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	0	+	0	
	2b Secondary schools	-		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	++	0	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	No mitigation identified.
	6b Noise	--		--		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	0		0		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	-	-	-	-	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	++	++	++	++	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	++	++	++	++	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.76: LA108 - Allocation: Land south of Gun Cotton Way, Stowmarket (Site SS1032) – Employment (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	N/A		N/A		
	1b Open space, sport and recreation	N/A	N/A	N/A	N/A	
	1c Public Rights of Way (PRoW)	N/A		N/A		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A		N/A		
	2b Secondary schools	N/A	N/A	N/A	N/A	
	2c Further and higher education facilities	N/A		N/A		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0		0		
	3b Settlement hierarchy	++	+	++	+	
	3c Centres of employment	0		0		
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A	N/A	N/A	N/A	
	4b Barriers to housing and services	N/A		N/A		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	0		0		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	--		--		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?	0?	0?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	0	0	0	0	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+	+	+	+	
	14b Employment sites	+		+		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	-	-	-	-	
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	++	+	++	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.77: LA077 - Allocation: Land south of Church Road, Stowupland (Site SS0151) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	--	+?	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	--		--		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.78: LA078 - Allocation: Land south of Stowmarket Road, Stowupland (Site SS1071) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	--	+	With regard to criterion 1c (Public Rights of Way), the policy states that the Rights of Way on site are to be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	A free serviced site of 3ha will be reserved for the setting of a pre-school and primary school. Due to the fact a major positive effect is already recorded against criterion 2a (Primary schools), the effect remains the same. Contributions will also be made towards primary and secondary school provision, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 2b (Secondary schools) has been upgraded to a major positive effect to reflect this.
	2b Secondary schools	+		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	++	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	A sufficient buffer to the A14 will be provided, along with any other measures to mitigate noise pollution. Therefore, the major negative effect identified against criterion 6b (Noise) has been upgraded to a minor negative to reflect this. Despite this, a significant negative effect is still expected against SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution).
	6b Noise	--		-		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	--		--		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	An ecological survey and any mitigation measures will be provided. Therefore, the major negative but uncertain effects against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a minor negative and uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Elm Farmhouse, Mill Green Farmhouse, Old Farmhouse, and Orchard House (all Grade II listed) and their settings, including retention of the central orchard boundaries as a development buffer and access located away from Elm Farmhouse. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. The minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect because the site has archaeological potential. A staged archaeological assessment will help to

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
						clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	According to the policy wording, the central orchard boundaries will be retained as a development buffer, whilst a buffer to the A14 to the south will also be provided to maintain separation from the A14. However, even with these measures it is unlikely that development of this high sensitivity site will conserve and enhance the landscape. Therefore, the major negative effect against criterion 13a (Landscape sensitivity) remains the same.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.79: LA100 - Allocation: Land north of B1115, Stowupland (Site SS0073) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	--	+?	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	+	+	
	2b Secondary schools	+		+		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	--	-	--	No mitigation identified.
	6b Noise	--		--		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	--		--		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	+	++	A minor positive effect is expected against criterion 16a (Rail) because the boundaries of the final site allocation were amended and it now falls within 501-1,000m of a railway station.
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.80: LA080 - Allocation: Land west of Queen Street, Stradbroke (Site SS0079) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++?	+	++?	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	
	2b Secondary schools	+		+		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	--?	--?	No mitigation identified.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.81: LA081 - Allocation: Land north of Laxfield Road, Stradbroke (Site SS1198) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	+	+	+	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	+	+	
	2b Secondary schools	+		+		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.82: LA082 - Allocation: Land south of New Street, Stradbroke (Site SS1043) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	++	+	++	
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	-?	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.83: LA083 – Allocation: Land east of Farriers Close, Stradbroke (Site SS0681) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	++	+	++	
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	-	-	-	
	5b Water Resource Zones	0		0		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	-?	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	++		++		
	16c Cycling	--		--		

Table F.84: LA084 – Allocation: Land west of Meadow Lane, Thurston (Site SS0019) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	Contributions towards open space provision will be made. Therefore, the major positive effect against criterion 1b (Open space, sport and recreation) remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	++	++?	++?	Contributions will be made towards education provision. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education. Due to the fact a major positive effect is already recorded against criterion 2b (Secondary schools), the effect remains the same.
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	+/-	-	+/-	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	-?	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	++	+	++	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.85: LA085 – Allocation: Land east of Church Road and south of Old Post Office Lane, Thurston (Site SS0090) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to a minor negative effect to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	+	++	+	Contributions will be made towards secondary school provision and a new pre-school and primary school. Therefore, the effects against criteria 2b (Secondary schools) and 2a (Primary schools) have been upgraded by one to reflect this. Due to the fact a major positive effect is already recorded against criterion 2a, the effect remains the same.
	2b Secondary schools	-		0		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	-?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the major negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a minor negative but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Stockhold Green Farmhouse (Grade II listed) and its setting. Due to the fact there could be archaeological remains on-site, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centre	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.86: LA086 – Allocation: Land south of Heath Road, Thurston (Site SS0319) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	-	-	0	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to a minor negative effect to reflect this.
	1b Open space, sport and recreation	++	-	++		
	1c Public Rights of Way (PRoW)	-		-		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	-	-	+	Contributions will be made towards secondary school provision and a new pre-school and primary school. Therefore, the effects against criteria 2b (Secondary schools) and 2a (Primary schools) have been upgraded by one to reflect this.
	2b Secondary schools	+		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	+	+	+	+	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	-?	-?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the major negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a minor negative but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	An archaeological assessment and measures for managing impacts on archaeological remains will be provided. Due to the fact site SS0319 could have archaeological remains on-site, the minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	++	++	++	++	Contributions will be made towards improvements to cycle ways. Due to the fact a major positive effect is already recorded against criterion 16c (Cycling), the effect remains the same.
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.87: LA087 – Allocation: Land south of Beyton Road, Thurston (Site SS0729) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	Open space provision and financial sums towards play equipment. Therefore, the major positive effect against criterion 1b (Open space, sport and recreation) remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	+		+		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	+	++	++	Contributions will be made towards a new pre and primary school. Therefore, the minor positive effect against criterion 2a (Primary schools) has been upgraded to a major positive effect to reflect this.
	2b Secondary schools	+		+		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?	0?	0?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	++	++	++	++	
	16b Bus	++		++		
	16c Cycling	+		+		

Table F.88: LA088 – Allocation: Land west of Ixworth Road, Thurston (Site SS0716) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	--	+?	Contributions towards open space provision will be made, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1b (Open space, sport and recreation) has been upgraded to a major positive effect to reflect this. Footpath improvements will also be made. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	+		++		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	+	0	+	Contributions will be made towards a new pre and primary school. Therefore, the minor negative effect against criterion 2a (Primary schools) has been upgraded to a negligible effect to reflect this.
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	++	++	++	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	+	+	+	Cycleway improvements will be made. Therefore, the minor positive effect against criterion 16c (Cycling) has been upgraded to a major positive effect to reflect this.
	16b Bus	++		++		
	16c Cycling	+		++		

Table F.89: LA089 – Allocation: Land east of Ixworth Road, Thurston (Site SS0075) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	-	+	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 1a (GP surgeries) has been upgraded to a minor negative effect to reflect this. With regard to criterion 1c, the policy states that Rights of Way within the site and within the vicinity of the site will be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	+	0	+	Contributions will be made towards secondary school provision and a new pre-school and primary school. Therefore, the effect against criterion 2a (Primary schools) has been upgraded by one to reflect this. A major positive effect is already recorded against criterion 2b (Secondary schools) so the effect remains the same.
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	--		--		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	-?	0	0?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the minor negative but uncertain effect against criterion 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) has been upgraded to a negligible but uncertain effect to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	-?		0?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	Development will conserve and where appropriate enhance Manor Farmhouse (Grade II*), Range of Farm Buildings Immediately North of Manor Farm (Grade II), Church of St Peter (Grade II) and their settings. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. The minor negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) cannot be upgraded to a negligible effect because the site has archaeological potential. A staged archaeological assessment will help to clarify the presence and significance of archaeological remains, as well as to develop a mitigation strategy to help off-set, or where necessary to avoid harm, to that significance.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	According to the policy wording, protected trees within the site will be retained and protected together with retention and enhancement of hedgerows. However, these mitigation measures are unlikely to result in negligible landscape effects because development is still likely to result in some form of harm to the landscape. Therefore, the minor negative effect against criterion 13a (Landscape sensitivity) remains the same.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	+	+	++	Contributions will be made towards improvements to cycle ways. Therefore, the minor positive effect against criterion 16c (Cycling) has been upgraded to a major positive effect to reflect this.
	16b Bus	++		++		
	16c Cycling	+		++		

Table F.90: LA090 – Allocation: Land west of Barton Road, Thurston (Site SS0006) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	Open space contributions will be made to the satisfaction of the LPA. Therefore, the major positive effect against criterion 1b (Open space, sport and recreation) remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	--	0	-	+	Contributions will be made towards a new pre and primary school. Therefore, the major negative effect against criterion 2a (Primary school) has been upgraded to a minor negative effect to reflect this.
	2b Secondary schools	++		++		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	0	0	0	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	-		-		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	+	+	+	
	16b Bus	++		++		
	16c Cycling	+		+		

Table F.91: LA103 – Allocation: Land South of Barrells Road, Thurston (Site SS0008) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	Contributions towards open space provision will be made, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1b (Open space, sport and recreation) has been upgraded to a major positive effect to reflect this. Contributions towards public rights of way will also be made. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	+		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	0	++	+	Contributions will be made towards a new pre and primary school. Therefore, the minor positive effect against criterion 2a (Primary schools) has been upgraded to a major positive effect to reflect this.
	2b Secondary schools	-		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	0		0		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?	0?	0?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	-	-	-	
	16b Bus	+		+		
	16c Cycling	-		-		

Table F.92: LA118 – Allocation: Land west of Church Road, Thurston (Site SS0765) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+	--	+	
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	++	++	++	Contributions will be made towards a new pre and primary school. Due to the fact a major positive effect is already recorded against criterion 2a (Primary schools), the effect remains the same.
	2b Secondary schools	+		--		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	+	++	+	++	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.93: LA091 – Allocation: Land west of Wattisfield Road, Walsham le Willows (Site SS0040) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	-	--	-	
	1b Open space, sport and recreation	-		-		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	++?	+?	Contributions will be made towards education provision. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	--		-?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	-	0	-	
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	--	--	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?	0?	0?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	-	--	-	
	16b Bus	+		+		
	16c Cycling	--		--		

Table F.94: LA092 – Allocation: Land east of Wattisfield Road, Walsham le Willows (Site SS0369) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	-	--	-	
	1b Open space, sport and recreation	-		-		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	++?	+?	Contributions will be made towards education provision. Therefore, the effects against these criteria have been upgraded by one to reflect this. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	--		-?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	-	0	-	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	--		--		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	++	+	++	
	4b Barriers to housing and services	++		++		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	0	-	0	-	
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	-	-	-	-	
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
9. To reduce contribution to climate change.	9a Transport links	--	--	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	0?	0?	0?	0?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	--	--	--	No mitigation identified.
	16b Bus	-		-		
	16c Cycling	--		--		

Table F.95: LA102 – Allocation: Land west of Old Norwich Road, Whitton (Site SS0033) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	--	+?	--	+?	
	1b Open space, sport and recreation	+		+		
	1c Public Rights of Way (PRoW)	++?		++?		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	-	-	-	-	
	2b Secondary schools	-		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	++	++	++	++	
	3b Settlement hierarchy	++		++		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	+		+		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	0		0		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	--		--		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	+	+	+	+	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	Provision of bus stops within the site. Therefore, the major positive effect against criterion 16b (Bus) remains the same.
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.96: LA093 – Allocation: Land East of Green Road, Woolpit (Site SS0093) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	Contributions towards open space provision will be made, to the satisfaction of the LPA. Therefore, the major positive effect against criterion 1b (Open space, sport and recreation) remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	+?	Contributions will be made towards education provision. Therefore, the effects against these criteria have been upgraded by one to reflect this. Due to the fact criterion 2a (Primary schools) already scores a major positive effect, the effect remains the same. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	--		-?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	+		+		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.97: LA094 – Allocation: Land South of Old Stowmarket Road, Woolpit (Site SS0547) – Residential (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++	++	++	Contributions towards open space provision will be made, to the satisfaction of the LPA. Therefore, the major positive effect against criterion 1b (Open space, sport and recreation) remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	+?	Contributions will be made towards education provision. Therefore, the effects against these criteria have been upgraded by one to reflect this. Due to the fact criterion 2a already scores a major positive effect, the effect remains the same. Uncertainty has been added as it is unknown whether all levels of education will be provided for or just some. Contributions will not be made towards higher education but could be made towards further education.
	2b Secondary schools	--		-?		
	2c Further and higher education facilities	--		-?		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	--?	0	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.98: LA095 – Allocation: Land north east of The Street, Woolpit (Site SS0670) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	+	++	++	++	Healthcare contributions will be made, to the satisfaction of the LPA. Therefore, the minor positive effect against criterion 1a (GP surgeries) has been upgraded to a major positive effect to reflect this. According to the policy, the Rights of Way network will be developed within the site and within the vicinity of the site. Due to the fact a major positive effect is already recorded against criterion 1c (Public Rights of Way), the effect remains the same.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	+	-	++	+	A free serviced site of 3ha will be reserved for a new pre-school and primary school plus proportionate contributions towards the build costs. Therefore, a major positive effect is expected against criterion 2a (Primary schools). Contributions will also be made towards secondary school provision, to the satisfaction of the LPA. Therefore, the major negative effect against criterion 2b (Secondary schools) has been upgraded to a minor negative effect to reflect this.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	++	+	++	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	A sufficient buffer, and any relevant measures will be provided to mitigate potential noise pollution from the A14 to the north of the site. Therefore, the major negative effect against criterion 6b (Noise) has been upgraded to a minor negative effect to reflect this. Despite this, a significant negative effect is expected against SA Objective 6 (To maintain and where possible improve air quality and reduce noise pollution) due to the site's proximity to an AQMA.
	6b Noise	--		-		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	-?	As set out in the policy, the developer should test the potential resources on the site to identify if use of the minerals on site is appropriate. Therefore, the minor negative effect against criterion 7c (Minerals) has been upgraded to a negligible effect to reflect this. The effect is recorded as uncertain because it is unknown whether use of the minerals on site will be suitable.
	7b Agricultural land classification	--		--		
	7c Minerals	-		0?		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	0	0	0	
	10b Surface water flooding	0		0		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	-?	--?	0?	-?	An ecological survey and any necessary mitigation measures will be provided. Therefore, the effects against criteria 11a (Internationally and nationally designated biodiversity assets) and 11b (Locally designated biodiversity assets, priority habitats and ancient woodland) have been upgraded by one to reflect this.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		-?		
	11c Geological sites	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	--?	--?	-?	-?	Development will conserve and where appropriate enhance the Church of St Mary (Grade I), Church of St John (Grade II*), Woolpit Conservation Area and Monk' s Close (Grade II) and their settings, including retention of open space to the eastern aspect of the site, retention of important hedgerows and the incorporation of sight lines towards the churches. The north of the site will also be screened and separation maintained from White Elm Road. Additionally, an archaeological assessment and measures for managing impacts on archaeological remains will be provided. Therefore, the major negative but uncertain effect against criterion 12a (Nationally and locally designated and non-designated heritage assets) has been upgraded to a minor negative but uncertain effect to reflect this.
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	According to the policy wording, the north of the site will be screened and separation will be maintained from White Elm Road. Additionally, open space on the eastern aspect of the site will be retained, in addition to important hedgerows. Sight lines will also be incorporated into development, towards the churches. However, even with these measures it is unlikely that development of this high sensitivity site will conserve and enhance the landscape. Therefore, the major negative effect against criterion 13a (Landscape sensitivity) remains the same.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	+	-	+	Contributions will be made towards the cycle link between Elmswell and Woolpit. Due to the fact a major positive effect is already recorded against criterion 16c (Cycling), the effect remains the same.
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.99: LA097 – Allocation: Land west of Heath Road, Woolpit (Site SS0783) – Residential (new allocation)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	++	++?	++	++	Contributions will be made towards healthcare provision, to the satisfaction of the LPA. Therefore, the major positive effect against criterion 1b (Open space, sport and recreation) remains the same. With regard to criterion 1c (Public Rights of Way), the policy states that Rights of Way within the site and within the vicinity will be retained and enhanced. Therefore, uncertainty has been removed from the major positive effect recorded against criterion 1c (Public Rights of Way) to reflect this.
	1b Open space, sport and recreation	++		++		
	1c Public Rights of Way (PRoW)	++?		++		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	++	0	++	+	Contributions will be made towards secondary school provision and a new pre-school and primary school, to the satisfaction of the LPA. Therefore, the effects against criteria 2b (Secondary schools) and 2a (Primary schools) have been upgraded by one to reflect this. Due to the fact a major positive effect is already recorded against criterion 2a, the effect remains the same.
	2b Secondary schools	--		-		
	2c Further and higher education facilities	--		--		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	++		++		
4. To meet the housing requirements of the whole community.	4a Housing provision	+	+	+	+	
	4b Barriers to housing and services	0		0		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	-	--	-	
	7b Agricultural land classification	-		-		
	7c Minerals	-		-		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	++	++	++	++	
	9b Energy consumption and potential for renewable energy use	0		0		
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	--	0	--	No mitigation identified.
	10b Surface water flooding	--		--		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	0	0	0	0	
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	0		0		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	-	-	-	-	
	13b AONB	0		0		

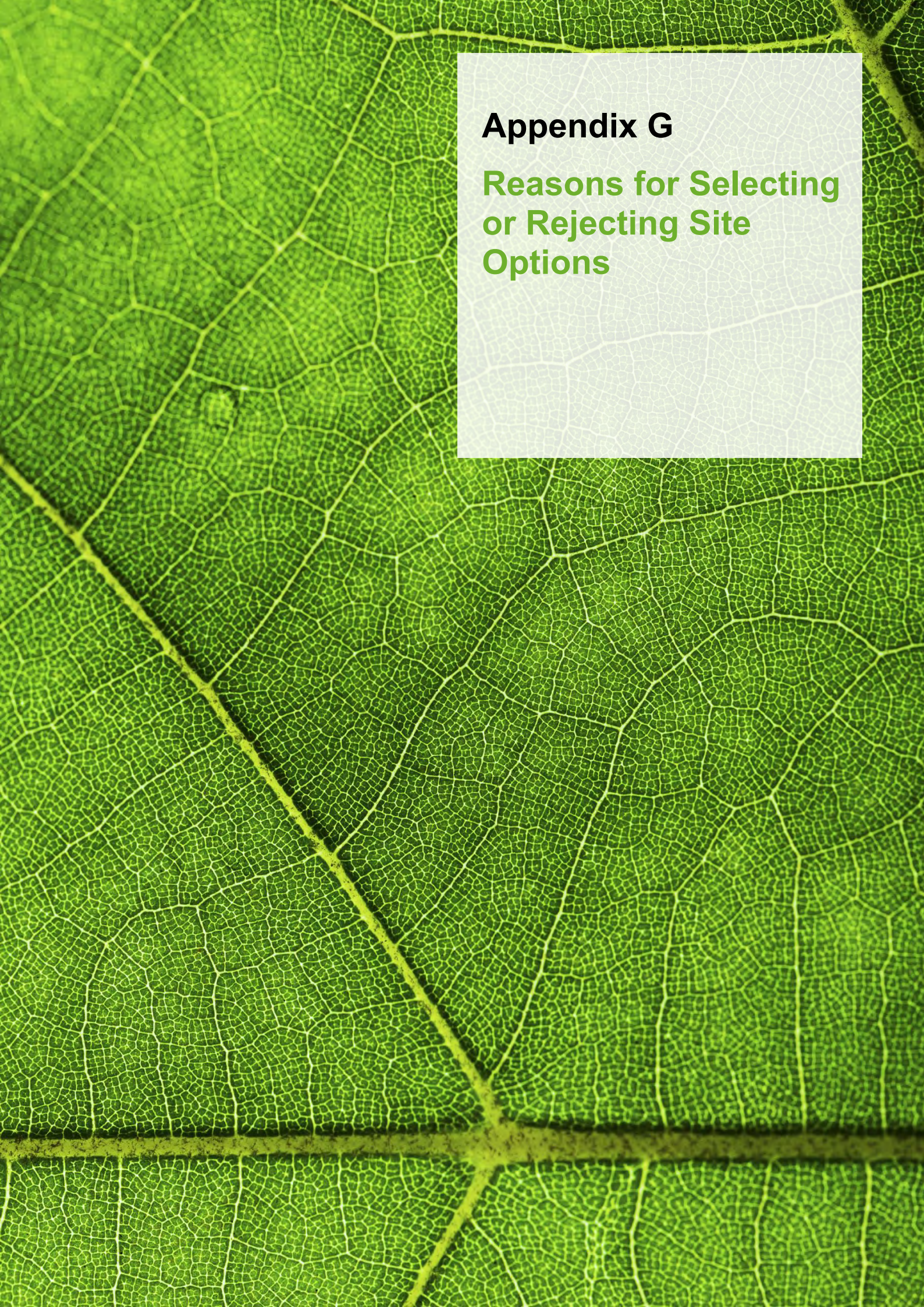
SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	0	0	0	0	
	14b Employment sites	0		0		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	--	+	--	+	Contributions will be made towards the cycle link between Elmswell and Woolpit. Due to the fact a major positive effect is already recorded against criterion 16c (Cycling), the effect remains the same.
	16b Bus	++		++		
	16c Cycling	++		++		

Table F.100: LA120 – Allocation: Lawn Farm, Woolpit (Site SS0773) – Employment (committed site)

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
1. To improve the health and wellbeing of the population overall and reduce health inequalities	1a GP surgeries	N/A	N/A	N/A	N/A	
	1b Open space, sport and recreation	N/A		N/A		
	1c Public Rights of Way (PRoW)	N/A		N/A		
2. To maintain and improve levels of education and skills in the population overall.	2a Primary schools	N/A		N/A		
	2b Secondary schools	N/A		N/A		
	2c Further and higher education facilities	N/A		N/A		
3. To reduce poverty and social exclusion and ensure access to jobs and services.	3a IMD	0	+	0	+	
	3b Settlement hierarchy	+		+		
	3c Centres of employment	0		0		
4. To meet the housing requirements of the whole community.	4a Housing provision	N/A	N/A	N/A	N/A	
	4b Barriers to housing and services	N/A		N/A		
5. To conserve and enhance water quality and resources.	5a Source Protection Zones	-	--	-	--	No mitigation identified.
	5b Water Resource Zones	-		-		
	5c WwTW Flow Capacity	-		-		
	5d Foul Sewerage Network Capacity	-		-		
6. To maintain and where possible improve air quality and reduce noise pollution.	6a AQMAs	--	--	--	--	No mitigation identified.
	6b Noise	0		0		
	6c Odour	0		0		
7. To conserve soil and mineral resources.	7a Brownfield/greenfield land	--	--	--	--	No mitigation identified.
	7b Agricultural land classification	-		-		
	7c Minerals	--		--		
8. To promote the sustainable management of waste.	8a Consumption of materials and resources	?	N/A	?	N/A	
	8b Sustainable design and construction techniques	0		0		
9. To reduce contribution to climate change.	9a Transport links	-	-	-	-	
	9b Energy consumption and potential for renewable energy use	0		0		

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
10. To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	10a Flood Zones	0	-	0	-	
	10b Surface water flooding	-		-		
	10c Sustainable design and construction techniques (including SUDS)	0		0		
11. To conserve and enhance biodiversity and geodiversity.	11a Internationally and nationally designated biodiversity assets	--?	--?	--?	--?	No mitigation identified.
	11b Locally designated biodiversity assets, priority habitats and ancient woodland	--?		--?		
	11c Geological sites	0		0		
12. To conserve and where appropriate enhance areas and assets of historical and archaeological importance and their settings.	12a Nationally and locally designated and non-designated heritage assets	-?	-?	-?	-?	
13. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	13a Landscape sensitivity	--	--	--	--	The visual impact of development in the wider landscape will be managed through building height, bulk, colour and scale, in addition to extensive and appropriate screening. However, even with these measures it is unlikely that development of this high sensitivity site will conserve and enhance the landscape. Therefore, the major negative effect against criterion 13a (Landscape sensitivity) remains the same.
	13b AONB	0		0		
14. To achieve sustainable levels of prosperity and economic growth throughout the plan area.	14a Employment deprivation	+	++	+	++	
	14b Employment sites	++		++		
15. To revitalise the District's town centres.	15a Town and district centres	--	--	--	--	No mitigation identified.

SA Objective	Criteria	Policy-off effects	Significance score	Policy-on effects	Significance score	Mitigation and enhancement
16. To enable efficient patterns of movement and modal shift towards sustainable modes of transport.	16a Rail	-	-	-	-	
	16b Bus	-		-		
	16c Cycling	-		-		



Appendix G

Reasons for Selecting or Rejecting Site Options

Table G.1: SA Schedule Residential Site Justification August 2020

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
Babergh	Core Villages	Acton	SS0177	LA045	Land south of Tamage Road, Acton	100	Site granted planning permission.	DC/19/03126
Babergh	Hamlets and Countryside	Aldham	SS0259	LS01	Land west of Hadleigh Road, Aldham	7	Site granted planning permission and allocated within the made Aldham Neighbourhood Plan.	DC/18/00799/OUT
Babergh	Hamlets and Countryside	Aldham	SS0258	LS01	Land north of The Street, Aldham	5	Site allocated in the made Aldham Neighbourhood Plan.	
Babergh	Ipswich Policy Area	Belstead	SS0591	LA005	6 Acre Field, Belstead	14	Site granted planning permission.	DC/18/04329/OUT
Babergh	Hinterland Villages	Bentley	SS0395	NA (LS01)	Land south of Station Road and west of Bergholt Road, Bentley	60	Site not considered favourable for allocation due to impact on settlement character and accessibility to key facilities.	
Babergh	Hinterland Villages	Bentley	SS0820	LS01	Land west of Church Lane, Bentley	20	Services and facilities located within walking distance - particularly the primary school.	
Babergh	Hinterland Villages	Bentley	SS1044	NA (LS01)	Land east of Bergholt Road, Bentley	20	Site not considered favourable for allocation due to impact on settlement character and accessibility to key facilities.	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
Babergh	Core Villages	Bildeston	SS0278	LA048	Land south of Wattisham Road, Bildeston	75	Services and facilities located within walking distance.	
Babergh	Core Villages	Boxford	SS0292	NA	Land west of Sand Hill, Boxford	60	Infrastructure Delivery Plan has identified insufficient primary school capacity in Boxford with limited opportunities for the primary school to expand in its current location.	
Babergh	Core Villages	Boxford	SS1257	NA	Land south of Hadleigh Road, Boxford	5	Site not considered favourable for allocation due to impact on settlement character.	
Babergh	Hamlets and Countryside	Boxford	SS0403	LS01	Land south of Hadleigh Road, Calais Street, Boxford	5	Small scale development which is well related to the settlement character.	
Babergh	Core Villages	Brantham	SS0185	LA053	Land south of Ipswich Road, Brantham	70	Site considered sustainable with good access to facilities.	
Babergh	Core Villages	Brantham	SS0211	NA	Land west of Brantham Hill, Brantham	50	Site not considered favourable for allocation due to impact on settlement character and uncertainty over deliverability.	
Babergh	Core Villages	Bures St Mary	SS0754	LS01	Claypits Avenue (Garages), Bures	5	Brownfield site within the settlement boundary with services and facilities located within walking distance.	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
Babergh	Core Villages	Capel St Mary	SS0910	LA055*	Land south-west of Rembrow Road, Capel St Mary	520	Site located on the A12 transport corridor, with services and facilities located within walking distance. Size of the site allows for wider benefits such as improvements to the A12 slip road.	
Babergh	Core Villages	Capel St Mary	SS0251	LA054	Land east of Longfield Road, Capel St Mary	100	Site granted planning permission.	DC/17/06318/OUT
Babergh	Core Villages	Capel St Mary	SS0637	LA055	Land south-west of Rembrow Road, Capel St Mary	30	Site located on the A12 transport corridor, with services and facilities located within walking distance. Size of the site allows for wider benefits such as improvements to the A12 slip road.	
Babergh	Hinterland Villages	Chelmondiston	SS0872	LS01	Land east of Richardson Lane, Chelmondiston	24	Site granted planning permission.	DC/19/01634/RES
Babergh	Hinterland Villages	Chelmondiston	SS0204	LS01	Land south of B1456, Chelmondiston	15	Services and facilities located within walking distance. Site well related to existing settlement pattern.	
Babergh	Urban Areas and Market Towns	Chilton	SS1121	LA041	Land north-west of Waldingfield Road, Chilton	130	Site granted planning permission.	DC/19/04650/RES

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
Babergh	Urban Areas and Market Towns	Chilton	SS0590	NA	Land east of Waldringfield Road and north of Church Field Road, Sudbury	25	Site is located within an area where the predominant land use is for employment uses. Potential for significant impact on heritage assets.	
Babergh	Hinterland Villages	Chilton	SS1068	LS01	Land south of Waldingfield Road, Great Waldingfield	20	Some services and facilities located within walking distance (primary school and village shop). Site is located on the side of Great Waldingfield which is nearer to Sudbury where there is a wider range of services and employment opportunities.	
Babergh	Hamlets and Countryside	Cockfield	SS1289	LS01	Land north of MacKenzie Place, Cockfield	51	Site granted planning permission.	DC/17/05332/FUL
Babergh	Hamlets and Countryside	Cockfield	SS1018	NA	Land to the west of A1141, Cockfield	10	Site not considered favourable for allocation due to potential significant impact on heritage assets.	
Babergh	Hamlets and Countryside	Cockfield	SS1290	LS01	Land east of Bury Road, Cockfield	10	Site granted planning permission.	DC/19/02020/RES
Babergh	Ipswich Policy Area	Copdock and Washbrook	SS0295	LA008	Land south-east of Back Lane, Copdock and Washbrook	226	Site located within Ipswich Fringe, with some services and facilities within walking distance (e.g. primary school).	
Babergh	Ipswich Policy Area	Copdock and Washbrook	SS0620	NA	Land west of London Road, Copdock and Washbrook	25	Site not considered favourable for allocation due	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
							to impact on settlement character.	
Babergh	Ipswich Policy Area	Copdock and Washbrook	SS0593	LA009	Land south-west of London Road, Copdock and Washbrook	12	Site located within Ipswich Fringe. Relatively small-scale development which is well screened on three sides.	
Babergh	Core Villages	East Bergholt	SS0181	LA060	Land north-west of Moores Lane, East Bergholt	144	Site granted planning permission.	B /15/00673/FUL
Babergh	Core Villages	East Bergholt	SS0182	LA061	Land south of Heath Road, East Bergholt	75	Site granted planning permission.	B /16/01092/OUT
Babergh	Core Villages	East Bergholt	SS1197	LA059	Land west of Hadleigh Road, East Bergholt	10	Site granted planning permission.	B /15/01678/FUL
Babergh	Hinterland Villages	Elmsett	SS0212	LS01	Land west of Hadleigh Road, Elmsett	41	Site granted planning permission.	B /17/01009/OUT
Babergh	Hinterland Villages	Elmsett	SS0232	NA	Land south of Whatfield Road, Elmsett	20	Elmsett NP identifies site selection consistent with JLP spatial distribution.	
Babergh	Hinterland Villages	Elmsett	SS0233	NA	Land north-east of Ipswich Road, Elmsett	15	Elmsett NP identifies site selection consistent with JLP spatial distribution.	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
Babergh	Hinterland Villages	Elmsett	SS0644	NA	Land south of Hadleigh Road, Elmsett	8	Elmsett NP identifies site selection consistent with JLP spatial distribution.	
Babergh	Core Villages	Glemsford	SS0286	NA	Land south of Kings Road, Glemsford	100	Infrastructure Delivery Plan has identified insufficient primary school capacity in Glemsford with limited opportunities for the primary school to expand in its current location.	
Babergh	Core Villages	Glemsford	SS0226	NA	Land south-east of George Lane, Glemsford	50	Infrastructure Delivery Plan has identified insufficient primary school capacity in Glemsford with limited opportunities for the primary school to expand in its current location.	
Babergh	Core Villages	Glemsford	SS1110	NA	Land west of Duffs Hill, Glemsford	25	Infrastructure Delivery Plan has identified insufficient primary school capacity in Glemsford with limited opportunities for the primary school to expand in its current location.	
Babergh	Urban Areas and Market Towns	Great Cornard	SS0242	LA042	Land at Tye Farm, Great Cornard	500	Site has good access to a range of services and facilities.	
Babergh	Urban Areas and Market Towns	Great Cornard	SS0220	NA	Land south of Davidson Close, Sudbury	120	Site had relatively poor access to services and facilities when compared to the allocated sites in the Sudbury/Great	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
							Cornard/Chilton area. Flood risk concerns.	
Babergh	Urban Areas and Market Towns	Great Cornard	SS0433	LA040	Land west of Bures Road, Great Cornard	46	Site granted planning permission.	DC/18/02469/OUT
Babergh	Urban Areas and Market Towns	Great Cornard	SS1082	LA039	Land east of Kings Hill, Great Cornard	8	Site granted planning permission.	DC/18/00117/OUT
Babergh	Hinterland Villages	Great Waldingfield	SS0194	NA	Land north of Folly Road, Great Waldingfield	50	Site not considered favourable for allocation due to impact on settlement character.	
Babergh	Hinterland Villages	Great Waldingfield	SS0200	LS01	Land east of Valley Road, Great Waldingfield	32	Site granted planning permission.	DC/18/04309/RES
Babergh	Urban Areas and Market Towns	Hadleigh	SS0298	LA028	Land north-east of Frog Hall Lane, Hadleigh	500	Part of the site has been granted planning permission and is an existing allocation within the Babergh Core Strategy.	
Babergh	Urban Areas and Market Towns	Hadleigh	SS0303	NA	Land east of Frog Hall Lane, Hadleigh	300	Site considered sequentially less preferable than the land to the north (LA028).	
Babergh	Urban Areas and Market Towns	Hadleigh	SS0909	NA	Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh	80	Site identified with significantly important heritage interest and flood risk issues.	
Babergh	Urban Areas and Market Towns	Hadleigh	SS0584	LA114	Land north of Red Hill Road/ Malyon Road,	75	Some services and facilities are located within walking distance.	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
					Hadleigh			
Babergh	Urban Areas and Market Towns	Hadleigh	SS0537	LA027	Former Babergh District Council Offices, Hadleigh	50	Site granted planning permission subject to S106.	
Babergh	Urban Areas and Market Towns	Hadleigh	SS0867	NA	Land to the north-east of Pond Hall Lane, Hadleigh	30	Site would need to be developed alongside LA028 and SS0303 to be suitable for allocation.	
Babergh	Urban Areas and Market Towns	Hadleigh	SS0502	LA115	Angel Court, Angel Street, Hadleigh	21	Site granted planning permission.	DC/18/04812/FUL
Babergh	Urban Areas and Market Towns	Hadleigh	SS0418	NA	Land south-east of Benton Street, Hadleigh	15	Site not considered favourable for allocation due to impact on heritage assets and highways safety/suitability.	
Babergh	Hamlets and Countryside	Harkstead	SS1238	NA	Land south of The Street, Harkstead	10	Site would extend Harkstead village into the open countryside towards the open countryside and AONB.	
Babergh	Hinterland Villages	Hintlesham	SS0517	LS01	Land south-east of Duke Street, Hintlesham	6	Site granted planning permission.	DC/19/00184/RES
Babergh	Hinterland Villages	Hitcham	SS0222	LS01	Land west of The Causeway, Hitcham	12	Site is well related to the existing settlement pattern with good access to the village shop.	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
Babergh	Core Villages	Holbrook	SS0717	LA068	Land east of Ipswich Road, Holbrook	7	Site granted planning permission.	DC/18/05228/OUT
Babergh	Hamlets and Countryside	Holton St Mary	SS0752	LS01	Land Adjacent to the B1070, Holton St Mary	12	Site is well related to the existing settlement pattern.	
Babergh	Core Villages	Lavenham	SS0288	LA069	Land north-west of Melford Road, Lavenham	20	Site is well related to the settlement character and is located in an area of lower heritage sensitivity for the settlement.	
Babergh	Hamlets and Countryside	Lawshall	SS0682	LS01	Land east of Bury Road, Lawshall	15	Site is well related to the settlement core.	
Babergh	Hamlets and Countryside	Lawshall	SS0237	NA	Land west of Bury Road, Lawshall	10	Site not considered favourable due to impact on settlement character.	
Babergh	Hamlets and Countryside	Lawshall	SS0690	NA	Land south of Lambs Lane, Lawshall	10	Site not considered favourable due to impact on settlement character.	
Babergh	Hamlets and Countryside	Lawshall	SS0683	LS01	Land to the south-west of Harrow Green, Lawshall	5	Site granted planning permission.	DC/17/06174/OUT
Babergh	Hamlets and Countryside	Lawshall	SS0685	LS01	Land west of Melford Road, Lawshall	5	Site granted planning permission.	DC/17/05458/FUL
Babergh	Hamlets and Countryside	Leavenheath	SS0587	LA098	Land south of High Road, Leavenheath	40	Site is well related a significant existing community and would help	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
							to support rural vitality and affordable housing.	
Babergh	Hamlets and Countryside	Lindsey	SS1148	LS01	Land east of The Tye, Lindsey	5	Site is well related to the built form of the settlement.	
Babergh	Hamlets and Countryside	Little Waldingfield	SS0874	NA	Land to the south-east of The Street, Little Waldingfield	12	Site not considered favourable for allocation due to potential significant impact on heritage assets.	
Babergh	Urban Areas and Market Towns	Long Melford	SS1283	NA	Land to the north of St Bartholomew's Chapel Sudbury	350	Site is incompatible with the masterplan approach set out in the strategic allocation for Chilton Woods.	
Babergh	Core Villages	Long Melford	SS0812	LA113	Land east of the B1064, Long Melford	150	Site granted planning permission.	DC/18/01279/FUL
Babergh	Core Villages	Long Melford	SS1205	NA	Land west of Rodbridge Hill, Long Melford	30	Site not considered favourable for allocation due to potential significant impact on heritage assets.	
Babergh	Hamlets and Countryside	Nedging-with-Naughton	SS0628	LS01	Land to north of Ipswich Road, Nedging-with-Naughton	9	Site granted planning permission.	DC/19/03179/FUL
Babergh	Hinterland Villages	Raydon	SS0880	LS01	Land east of The Street, Raydon	24	Site granted planning permission.	DC/17/06289/FUL
Babergh	Hinterland Villages	Raydon	SS0877	LS01	Land north of Woodlands Road, Raydon	10	Site is well related to the built form of the settlement.	

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Babergh	Hinterland Villages	Raydon	SS1060	NA	Land west of Noaks Road, Raydon	6	Site offers less opportunity for integration with existing community.	
Babergh	Core Villages	Shotley	SS0208	LA075	Land south of The Street, Shotley	50	Site well related to services and facilities, particularly the primary school.	
Babergh	Ipswich Policy Area	Sproughton	SS1177	NA	Land north of Sproughton Road, Sproughton	1000	Site offers less opportunity for integration with existing community.	
Babergh	Ipswich Policy Area	Sproughton	SS0299	LA014	Land at Poplar Lane, Sproughton	475	Site granted planning permission.	B /15/00993/OUT
Babergh	Ipswich Policy Area	Sproughton	SS0191	LA013	Land north of the A1071, Sproughton	475	Site located within Ipswich Fringe, with good access to services and facilities and will provide land for a primary school.	
Babergh	Ipswich Policy Area	Sproughton	SS1024	LA013*	Land north of the A1071, Sproughton	300	Site located within Ipswich Fringe, with good access to services and facilities and will provide land for a primary school.	
Babergh	Ipswich Policy Area	Sproughton	SS1185	NA	Land to the south of Poplar Lane, Sproughton	150	Site is incompatible with the masterplan approach set out in the strategic allocation for Wolsey Grange.	
Babergh	Ipswich Policy Area	Sproughton	SS0223	LA012	Land north of Burstall Lane and West of B1113, Sproughton	75	Site located within Ipswich Fringe and is well related to the existing settlement with services and facilities located within walking	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
							distance (primary school and community shop).	
Babergh	Ipswich Policy Area	Sproughton	SS0711	LA116	Land east of Loraine Way, Sproughton	50	Site located within Ipswich Fringe and is well related to the existing settlement with services and facilities located within walking distance (primary school and community shop).	
Babergh	Ipswich Policy Area	Sproughton	SS0954	LA013	Land to the west of Hadleigh Road, Sproughton	25	Site located within Ipswich Fringe, with good access to services and facilities and will provide land for a primary school.	
Babergh	Hamlets and Countryside	Stanstead	SS0512	LS01	Land east of Upper Street, Stanstead	8	Site is well related to the existing settlement pattern.	
Babergh	Hamlets and Countryside	Stanstead	SS0503	NA	Land north-east of Valley View, Stanstead	5	Site not considered favourable for allocation due to impact on settlement character.	
Babergh	Hinterland Villages	Stoke By Nayland	SS1155	LS01	Land north of Goldenlond, Stoke By Nayland	10	Brownfield site within the settlement boundary with some services and facilities located within walking distance.	
Babergh	Hinterland Villages	Stoke by Nayland	SS0465	LS01	Land north of B1068 and east of Sudbury Road, Stoke by Nayland	8	Site is well related to the existing settlement pattern with some services within walking distance.	
Babergh	Hinterland Villages	Stoke by Nayland	SS0709	LS01	Land to the south-east of Butt Road,	8	Site is well related to the existing settlement pattern	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
					Stoke-by-Nayland		with some services within walking distance.	
Babergh	Hinterland Villages	Stutton	SS0179	LS01	Land east of Church Road, Stutton	34	Site granted planning permission.	B /17/00950/FUL
Babergh	Hinterland Villages	Stutton	SS1125	LS01	Land north of Manningtree Road, Stutton	14	Site granted planning permission.	DC/17/02111/OUT
Babergh	Hinterland Villages	Stutton	SS0696	LS01	Land north of Holbrook Road, Stutton	6	Site granted planning permission.	DC/19/02831/FUW
Babergh	Urban Areas and Market Towns	Sudbury	SS1019	NA	Land west of Ballingdon Hill and south of Sandy Lane, Sudbury	60	Landowner intentions are unknown; therefore, the site is not deemed to be deliverable.	
Babergh	Urban Areas and Market Towns	Sudbury	SS0509	NA	Land north of Newton Road, Sudbury	12	Site is located within a Strategic Employment Zone.	
Babergh	Urban Areas and Market Towns	Sudbury	SS0745	NA	Elm Road/Chilton Lodge Road, Sudbury	5	Site is located within the settlement boundary. Not allocated due to its size and location but could come forward as windfall development subject to the relevant JLP policies.	
Babergh	Urban Areas and Market Towns	Sudbury	SS0750	NA	Second Avenue (Garages), Sudbury	5	Site is located within the settlement boundary. Not allocated due to its size and location but could come forward as windfall	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
							development subject to the relevant JLP policies.	
Babergh	Urban Areas and Market Towns	Sudbury	SS0968	NA	Highfield Mill, Sudbury	5	Site is located within the settlement boundary. Not allocated due to its size and location but could come forward as windfall development subject to the relevant JLP policies.	
Babergh	Hamlets and Countryside	Tattingstone	SS0392	LS01	Land west of A137, The Heath, Tattingstone	5	Site granted planning permission.	Dc/19/02617/OUT
Babergh	Hamlets and Countryside	Wenham Magna	SS0507	LS01	Council Depot, Wenham Magna	6	Brownfield site that is well related to the existing settlement.	
Babergh	Ipswich Policy Area	Wherstead	SS1020	LA016	Land west of Bourne Hill, Wherstead	75	Site granted planning permission.	DC/18/00706/OUT
Babergh	Hamlets and Countryside	Woolverstone	SS0203	LS01	Land south of Main Road, Woolverstone	10	Site is well related to the existing settlement pattern.	
Babergh	Hamlets and Countryside	Woolverstone	SS0255	LS01	Land north of Glebe Lane and west of Main Road, Woolverstone	5	Site is well related to the existing settlement pattern.	
Mid Suffolk	Hamlets and Countryside	Ashbocking	SS0796	LS01	Land to the west of B1077, Ashbocking	15	Site is well related to the existing settlement pattern.	
Mid Suffolk	Core Villages	Bacton	SS0518	LA106	Land south of Pretyman Avenue,	85	Site granted planning permission.	DC/18/05514/OUT

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					Bacton			
Mid Suffolk	Core Villages	Bacton	SS0266	LA105	Land north of Church Road and east of Wyverstone Road, Bacton	81	Site granted planning permission.	DC/17/05423/OUT
Mid Suffolk	Core Villages	Bacton	SS0099	LA047	Land north-east of Turkey Hall Lane, Bacton	51	Site granted planning permission.	DC/18/00723/OUT
Mid Suffolk	Core Villages	Bacton	SS0088	LA046	Former Bacton Middle School, Bacton	50	Site granted planning permission.	DC/17/03799/OUT
Mid Suffolk	Core Villages	Bacton	SS0859	NA	Land south of Church Road, Bacton	50	Site has a negative impact on the character of the settlement.	
Mid Suffolk	Hinterland Villages	Badwell Ash	SS0078	LS01	Land south-east of Hunston Road, Badwell Ash	52	Site granted planning permission.	DC/19/01554/OUT
Mid Suffolk	Hinterland Villages	Badwell Ash	SS1292	LS01	Land north Of The Broadway, Badwell Ash	33	Site granted planning permission.	DC/18/02577/OUT
Mid Suffolk	Hinterland Villages	Badwell Ash	SS0037	LS01	Land west of The Street, Badwell Ash	21	Site granted planning permission.	DC/19/01356/OUT
Mid Suffolk	Hinterland Villages	Badwell Ash	SS0020	LS01	Land south of The Broadway,	13	Site granted planning permission.	DC/17/04849/FUL

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
					Badwell Ash			
Mid Suffolk	Hamlets and Countryside	Badwell Ash	SS0558	LS01	Land to the south of Long Thurlow Road, Long Thurlow	10	Site is well related to the existing settlement pattern.	
Mid Suffolk	Hamlets and Countryside	Badwell Ash	SS0809	NA	Land north of Long Thurlow Road, Long Thurlow	10	Site has a negative impact on the character of the settlement.	
Mid Suffolk	Hamlets and Countryside	Badwell Ash	SS0814	LS01	Land north of Long Thurlow Road, Badwell Ash	5	Site is well related to the existing settlement pattern.	
Mid Suffolk	Ipswich Policy Area	Barham	SS0551	LA001	Land east of Norwich Road, Barham	325	Site is located within the Ipswich Fringe, with some services and facilities located within walking distance. Adjoining allocation includes land reserved for a primary school.	
Mid Suffolk	Ipswich Policy Area	Barham	SS0076	LA002	Land north of Church Lane, Barham	270	Site is located within the Ipswich Fringe, with some services and facilities located within walking distances. Allocation includes land reserved for a primary school.	
Mid Suffolk	Ipswich Policy Area	Barham	SS1056	LA119	Land north of Pesthouse Lane, Barham	20	Site granted planning permission.	M /0085/17/OUT M /0085/17/OUT

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Mid Suffolk	Urban Areas and Market Towns	Barking	SS1070	NA	Land east of Barking Road, Needham Market	120	Infrastructure Delivery Plan has identified limited primary school capacity for further growth in Needham Market.	
Mid Suffolk	Hinterland Villages	Barking	SS0603	LS01	Land north of Barking Road and west of Hascot Hill, Barking	10	Site is well related to the existing settlement pattern.	
Mid Suffolk	Hamlets and Countryside	Battisford	SS0612	LS01	Land east of Bowl Road and north-west of Cobbold Close, Battisford	9	Site granted planning permission.	DC/18/05259/OUT
Mid Suffolk	Hinterland Villages	Beyton	SS1065	LS01	Land west of Church Road, Beyton	10	Site is well related to the existing settlement pattern.	
Mid Suffolk	Hinterland Villages	Beyton	SS0736	LS01	Land north of Tostock Road, Beyton	9	Site granted planning permission.	DC/19/02829/FUL
Mid Suffolk	Core Villages	Botesdale	SS1248	NA	Land south of Mill Road, Botesdale	25	Site not considered favourable for allocation due to impact on settlement character.	
Mid Suffolk	Core Villages	Botesdale & Rickinghall	SS0091	LA051	Land between The Street and A143, Botesdale and Rickinghall	100	Site considered unfavourable due to impact on heritage with no realistic prospect of acceptable mitigation,	
Mid Suffolk	Core Villages	Botesdale & Rickinghall	SS0949	LA052	Land north of Mill Road, Botesdale and Rickinghall	69	Site granted planning permission.	DC/17/02760/OUT

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Mid Suffolk	Core Villages	Botesdale & Rickinghall	SS1190	LA050	Land north of Gardenhouse Lane, Botesdale and Rickinghall	42	Site granted planning permission.	M /3858/16/OUT
Mid Suffolk	Core Villages	Botesdale & Rickinghall	SS0129	LA049	Land south of Back Hills, Botesdale and Rickinghall	40	Site granted planning permission.	M /0460/17/OUT
Mid Suffolk	Ipswich Policy Area	Bramford	SS0478	LA007	Land east of The Street, Bramford	190	Site granted planning permission.	DC/18/00233/OUT
Mid Suffolk	Ipswich Policy Area	Bramford	SS0121	LA006	Land south of Fitzgerald Road, Bramford	100	Site granted planning permission, subject to S106	
Mid Suffolk	Ipswich Policy Area	Bramford	SS0636	LA107	Land between Bramford Road and the A14, Bramford	14	Site granted planning permission.	DC/19/00870/OUT
Mid Suffolk	Hamlets and Countryside	Brome & Oakley	SS1011	LS01	Land north of B1118, Oakley	10	Site is well related to the existing settlement pattern.	
Mid Suffolk	Hamlets and Countryside	Brome & Oakley	SS0542	LS01	Land south of the B1118, Brome and Oakley	5	Site is well related to the existing settlement pattern.	
Mid Suffolk	Ipswich Policy Area	Claydon	SS1239	NA	Land east of Old Ipswich Road, Claydon	250	Less accessible to local facilities and potential for future community benefits.	
Mid Suffolk	Ipswich Policy Area	Claydon	SS0861	LA003	Land south of Church Lane, Claydon	75	Site located within the Ipswich Fringe, and has	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
							services and facilities within walking distance.	
Mid Suffolk	Ipswich Policy Area	Claydon	SS0119	NA	Land west of Old Ipswich Road, Claydon	21	Site is not considered favourable for allocation due to concerns over deliverability.	
Mid Suffolk	Hinterland Villages	Coddenham	SS1268	NA	Land east of School Lane, Coddenham	8	Site is in an elevated position, accessed of an existing housing estate and contains a number of trees.	
Mid Suffolk	Hinterland Villages	Combs	SS0869	LS01	Land west of Bildeston Road, Combs	5	Site is well related to the existing settlement pattern.	
Mid Suffolk	Hamlets and Countryside	Cotton	SS0806	NA	Land north-east of Mill Hill, Cotton	15	Potential negative impact on the character of the settlement and flood issues.	
Mid Suffolk	Hamlets and Countryside	Cotton	SS1188	LS01	Land north of Mendlesham Road, Cotton	5	Part of the site has been granted planning permission and it is well related to the existing settlement pattern. Community preference for developing this site has been identified.	
Mid Suffolk	Hamlets and Countryside	Cotton	SS1187	NA	Land east of Stonham Road, Cotton	0	Landowner intentions are unknown; therefore, the site is not deemed to be deliverable.	
Mid Suffolk	Urban Areas and Market Towns	Creeting St Mary	SS0009	LS01	Land between Jack's Green Road and A14, Creeting St Mary	43	Site granted planning permission.	DC/18/05621/OUT

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Mid Suffolk	Urban Areas and Market Towns	Creeting St Mary	SS0127	LS01	Land west of Jacks Green Road, Creeting St Mary	5	Site is well related to the existing built form and is small scale development.	
Mid Suffolk	Core Villages	Debenham	SS0642	NA	Land to the north of Low Road, Debenham	250	Debenham NP identifies site selection consistent with the JLP spatial distribution.	
Mid Suffolk	Core Villages	Debenham	SS0267	NA	Land north of Gracechurch Street, Debenham	150	Debenham NP identifies site selection consistent with the JLP spatial distribution.	
Mid Suffolk	Core Villages	Debenham	SS0031	LA057	Land north of Ipswich Road, Debenham	140	Debenham NP identifies site selection consistent with the JLP spatial distribution.	
Mid Suffolk	Core Villages	Debenham	SS0268	LA058	Land east of Aspall Road, Debenham	87	Debenham NP identifies site selection consistent with the JLP spatial distribution.	
Mid Suffolk	Core Villages	Debenham	SS0902	LA056	Land south of Low Road, Debenham	18	Debenham NP identifies site selection consistent with the JLP spatial distribution.	
Mid Suffolk	Core Villages	Elmswell	SS0085	LA062	Land east of Ashfield Road, Elmswell	106	Site granted planning permission.	M /0210/17/OUT
Mid Suffolk	Core Villages	Elmswell	SS0132	LA066	Land west of Station Road, Elmswell	100	Site is well related to the settlement with services (including the train station) within walking distance.	
Mid Suffolk	Core Villages	Elmswell	SS0039	LA064	Land north of Church Road, Elmswell	60	Site is well related to the settlement with services	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
							(including the train station) within walking distance.	
Mid Suffolk	Core Villages	Elmswell	SS0107	LA065	Land north-west of School Road, Elmswell	50	Site is well related to the settlement with services (including the train station) within walking distance.	
Mid Suffolk	Core Villages	Elmswell	SS0096	LA063	Land south of Church Road, Elmswell	38	Site granted planning permission.	M /4909/16/OUT
Mid Suffolk	Urban Areas and Market Towns	Eye	SS1202	LA109	Land south of Eye Airfield, Eye	174	Eye NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Urban Areas and Market Towns	Eye	SS0014	NA	Land north of Maple Way, Eye	150	Eye NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Urban Areas and Market Towns	Eye	SS1118	LA020	Land north of Magdalen Street, Eye	80	Eye NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Urban Areas and Market Towns	Eye	SS0615	LA111	Land at allotments north of Millfield, Eye	72	Eye NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Urban Areas and Market Towns	Eye	SS0614	LA110	Land north of Millfield, Eye	34	Eye NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Urban Areas and Market Towns	Eye	SS0672	LA021	Land north of Church Street, Eye	12	Eye NP identifies site selection consistent with JLP spatial distribution.	

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Mid Suffolk	Hinterland Villages	Finningham	SS0380	LS01	Land south of Wickham Road, Finningham	10	Site is well related to the existing settlement pattern.	
Mid Suffolk	Hinterland Villages	Finningham	SS0849	LS01	Land west Gislingham Road, Finningham	10	Site is well related to the existing settlement pattern.	
Mid Suffolk	Hinterland Villages	Fressingfield	SS0058	LS01	Land between Oatfields and Stradbroke Road, Fressingfield	18	Site granted planning permission.	M /3872/16/FUL
Mid Suffolk	Ipswich Policy Area	Great Blakenham	SS0864	NA	Land north of Gipping Road, Great Blakenham	20	Site is no longer available for development during the plan period.	
Mid Suffolk	Ipswich Policy Area	Great Blakenham	SS0952	NA	Land south of Gipping Road, Great Blakenham	10	Site is located within a Strategic Employment Zone and would result in the loss of employment land in a strategic location.	
Mid Suffolk	Ipswich Policy Area	Great Blakenham	SS0654	LA010	Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham	8	Site located within the Ipswich Fringe and is a relatively small scale development.	
Mid Suffolk	Hinterland Villages	Great Bricett	SS1293	LS01	Land south of Great Bricett Business Park, Great Bricett	51	Site granted planning permission.	DC/17/03568/OUT
Mid Suffolk	Hinterland Villages	Great Finborough	SS1055	NA	Land west of High Road, Great Finborough	25	Site not considered favourable for allocation due	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
							to impact on settlement character.	
Mid Suffolk	Hinterland Villages	Great Finborough	SS0860	LS01	Land to the east of Pear Tree Place, Great Finborough	21	Site granted planning permission.	DC/18/03710/FUL
Mid Suffolk	Core Villages	Haughley	SS0004	LA067	Land south of Bacton Road, Haughley	98	Site granted planning permission and allocated within the made Haughley Neighbourhood Plan.	DC/17/04113/OUT
Mid Suffolk	Core Villages	Haughley	SS0047	LA104	Land west of Fishponds Way, Haughley	65	Site granted planning permission and allocated within the made Haughley Neighbourhood Plan.	DC/18/04773/OUT
Mid Suffolk	Core Villages	Haughley	SS0270	LA117	Land north of Station Road, Haughley	29	Site granted planning permission and allocated within the made Haughley Neighbourhood Plan.	DC/19/03790/OUT
Mid Suffolk	Hinterland Villages	Henley	SS0832	LS01	Land west of Main Road, Henley	45	Services and facilities are located within walking distance.	
Mid Suffolk	Hinterland Villages	Henley	SS0171	NA	Land south of Ashbocking Road, Henley	20	Site has a negative impact on the character of the settlement.	
Mid Suffolk	Hinterland Villages	Hessett	SS0678	LS01	Land south of Hubbard's Lane and east of The Green, Hessett	5	Site is well related to the built form of the settlement.	
Mid Suffolk	Hinterland Villages	Hoxne	SS0728	LS01	Land to the south of Denham Road,	30	Brownfield site which is within the existing settlement	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
					Hoxne		boundary and adjacent to a primary school.	
Mid Suffolk	Hamlets and Countryside	Hunston	SS0815	LS01	Land south of The Street, Hunston	5	Site considered unfavourable due to impact on heritage with no realistic prospect of acceptable mitigation,	
Mid Suffolk	Hamlets and Countryside	Kenton	SS1189	NA	Land east of Eye Road and north of Church Close, Kenton	0	Landowner intentions are unknown; therefore, the site is not deemed to be deliverable.	
Mid Suffolk	Hinterland Villages	Laxfield	SS0069	LS01	Land south of Framlingham Road, Laxfield	49	Site granted planning permission.	DC/19/02312/OUT
Mid Suffolk	Hinterland Villages	Laxfield	SS0616	LS01	Land east of Mill Road, Laxfield	13	Site granted planning permission.	DC/19/00156/FUL
Mid Suffolk	Hinterland Villages	Mellis	SS0698	LS01	Land to the south-west of Yaxley Road, Mellis	5	Primary school located within walking distance.	
Mid Suffolk	Hinterland Villages	Mendham	SS0550	LS01	Land east of Withersdale Road, opposite Mendham Primary School, Mendham	6	Site granted planning permission.	DC/19/04183/OUT
Mid Suffolk	Core Villages	Mendlesham	SS0065	LA073	Land south of Glebe Way, Mendlesham	75	Site has pedestrian access to the primary school and other services.	

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Mid Suffolk	Core Villages	Mendlesham	SS0083	NA	Land north-east of Chapel Road, Mendlesham	50	Site not considered favourable for allocation as it would generate increased traffic through the historic core of Mendlesham.	
Mid Suffolk	Hinterland Villages	Metfield	SS0863	LS01	Land north of B1123, Metfield	25	Site is well related to the village shop and the settlement pattern.	
Mid Suffolk	Urban Areas and Market Towns	Needham Market	SS0028	NA	Land north of Barking Road, Needham Market	300	Infrastructure Delivery Plan has identified limited primary school capacity for further growth in Needham Market.	
Mid Suffolk	Urban Areas and Market Towns	Needham Market	SS1153	NA	Land south-west of Stowmarket Road, Needham Market	134	Infrastructure Delivery Plan has identified limited primary school capacity for further growth in Needham Market.	
Mid Suffolk	Urban Areas and Market Towns	Needham Market	SS1199	LA030	Land west of Stowmarket Road, Needham Market	66	Site granted planning permission.	DC/17/05549/OUT
Mid Suffolk	Urban Areas and Market Towns	Needham Market	SS0530	LA032	Former Mid Suffolk District Council Offices and Car Park, Needham Market	64	Site granted planning permission.	DC/18/05104/FUL
Mid Suffolk	Urban Areas and Market Towns	Needham Market	SS0669	LA031	Former Needham Market Middle School, Needham Market	41	Site granted planning permission.	DC/18/04811/FUL
Mid Suffolk	Urban Areas and Market Towns	Needham Market	SS1005	LA032*	Former Mid Suffolk District Council Offices and Car Park,	30	Site granted planning permission.	DC/18/05104/FUL

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
					Needham Market			
Mid Suffolk	Hinterland Villages	Norton	SS0105	NA	Land between Ixworth Road and Hawes Lane, Norton	12	Site has a negative impact on the character of the settlement.	
Mid Suffolk	Hamlets and Countryside	Norton	SS1088	LS01	Land north of Ashfield Road, Norton	8	Site granted planning permission.	DC/19/03463/RES
Mid Suffolk	Hinterland Villages	Old Newton	SS0131	LS01	Land south of Stowmarket Road, Old Newton	64	Site granted planning permission.	DC/19/02878/OUT
Mid Suffolk	Hinterland Villages	Old Newton	SS0012	LS01	Land north of Falconer Avenue, Old Newton	56	Site granted planning permission.	M /1866/17/OUT
Mid Suffolk	Hinterland Villages	Old Newton	SS1021	LS01	Land south of Church Road, Old Newton	10	Site is well related to the existing settlement pattern.	
Mid Suffolk	Urban Areas and Market Towns	Onehouse	SS0029	LA036	Land south of Union Road, Stowmarket	300	Site granted planning permission.	M /4455/16/FUL
Mid Suffolk	Urban Areas and Market Towns	Onehouse	SS0157	LA036*	Land south of Union Road, Stowmarket	100	Site is well related to services and facilities.	
Mid Suffolk	Urban Areas and Market Towns	Onehouse	SS0343	LS01	Land south of Forest Road, Onehouse	10	Site is well related to the existing settlement.	

District	Settlement Hierarchy	Parish	SHELAA Ref	2020 JLP Ref	Site Location	Dwelling Yield	Site Justification	Planning Ref
Mid Suffolk	Hamlets and Countryside	Pettaugh	SS0706	LS01	Land to the west of Debenham Way, Pettaugh	10	Site is well related to the built form of the settlement with development to the east, north and south.	
Mid Suffolk	Hamlets and Countryside	Rattlesden	SS0500	LS01	Land east of Mitchery Lane, Rattlesden	22	Site granted planning permission.	DC/18/00229/OUT
Mid Suffolk	Hamlets and Countryside	Rattlesden	SS0358	LS01	Land north of Top Road, Rattlesden	8	Site granted planning permission.	DC/18/02258/FUL
Mid Suffolk	Hinterland Villages	Redgrave	SS1266	NA	Land south of Half Moon Lane, Redgrave	15	Site not considered favourable for allocation due to potential impact on heritage assets.	
Mid Suffolk	Hinterland Villages	Redgrave	SS0818	LS01	Land south of B1113 Hall Lane, opposite junction with Half Moon Lane, Redgrave	9	Site granted planning permission.	DC/18/05289/FUL
Mid Suffolk	Hinterland Villages	Somersham	SS0145	LS01	Land west of Main Road, Somersham	30	Site granted planning permission, subject to S106	
Mid Suffolk	Hamlets and Countryside	Stoke Ash	SS0723	LS01	Land to the west of The Street, Stoke Ash	8	Site is well related to the built form of the settlement. Community preference for some small scale growth previous identified through consultation.	
Mid Suffolk	Hinterland Villages	Stonham Aspal	SS0141	LA076	Land south of The Street, Stonham Aspal	35	Site granted planning permission, subject to S106	

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Mid Suffolk	Hinterland Villages	Stonham Earl	SS1058	LS01	Land north east of Haggars Mead, Earl Stonham	20	Site is well related to the built form of the settlement.	
Mid Suffolk	Hinterland Villages	Stonham Parva	SS0163	LS01	Land east of Norwich Road, Little Stonham	5	Site is well related to the built form of the settlement.	
Mid Suffolk	Hinterland Villages	Stonham Parva	SS0810	LS01	Land west of Norwich Road, Stonham Parva	5	Site is well related to the built form of the settlement.	
Mid Suffolk	Urban Areas and Market Towns	Stowmarket	SS1022	LA034	Chilton Leys, Stowmarket	600	Site granted planning permission.	DC/19/02933/FUW
Mid Suffolk	Urban Areas and Market Towns	Stowmarket	SS0264	LA035	Ashes Farm, Stowmarket	575	Site is an existing allocation in the Stowmarket Area Action Plan (SAAP), located on the edge of Stowmarket with good access to services and facilities.	
Mid Suffolk	Urban Areas and Market Towns	Stowmarket	SS0064	LA033	Land south of Gun Cotton Way, Stowmarket	68	Site granted planning permission.	DC/18/01163/FUL
Mid Suffolk	Urban Areas and Market Towns	Stowmarket	SS1288	LA112	Land east and west of Prentice Road, Stowmarket	60	Site granted planning permission.	DC/19/01482/FUL
Mid Suffolk	Urban Areas and Market Towns	Stowmarket	SS0101	LA037	Former Stowmarket Middle School, Stowmarket	40	Brownfield site in close proximity to a range of services and facilities (including Stowmarket Town Centre & train station).	

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Mid Suffolk	Urban Areas and Market Towns	Stowmarket	SS0668	LA038	Land south of Creeting Road West, Stowmarket	25	Brownfield site in close proximity to a range of services and facilities (including Stowmarket Town Centre & train station).	
Mid Suffolk	Urban Areas and Market Towns	Stowupland	SS1071	LA078	Land south of Stowmarket Road, Stowupland	300	Site is located within closer proximity to Stowmarket where a wide range of services, facilities and employment opportunities are available.	
Mid Suffolk	Urban Areas and Market Towns	Stowupland	SS0073	LA100	Land north of B1115, Stowupland	143	Site granted planning permission.	M /5024/16/OUT
Mid Suffolk	Core Villages	Stowupland	SS1106	NA	Land south of Gipping Road, Stowupland	100	Site is less accessible to sustainable transport and strategic employment opportunities.	
Mid Suffolk	Core Villages	Stowupland	SS0151	LA077	Land south of Church Road, Stowupland	18	Site granted planning permission and allocated within the made Stowupland Neighbourhood Plan.	M /1884/16/OUT
Mid Suffolk	Core Villages	Stradbroke	SS0079	LA080	Land west of Queen Street, Stradbroke	75	Stradbroke NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Core Villages	Stradbroke	SS1043	LA082	Land south of New Street, Stradbroke	60	Stradbroke NP identifies site selection consistent with JLP spatial distribution.	DC/19/00022/OUT
Mid Suffolk	Core Villages	Stradbroke	SS1198	LA081	Land north of Laxfield Road, Stradbroke	45	Stradbroke NP identifies site selection consistent with JLP spatial distribution.	

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Mid Suffolk	Core Villages	Stradbroke	SS0681	LA083	Land east of Farriers Close, Stradbroke	35	Stradbroke NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Core Villages	Stradbroke	SS0575	NA	Land east of Queen Street, Stradbroke	30	Stradbroke NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Core Villages	Stradbroke	SS0087	NA	Land south of Ash Plough and west of Queen Street, Stradbroke	20	Stradbroke NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Core Villages	Stradbroke	SS0080	NA	Land east of Queen Street, Stradbroke	10	Stradbroke NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Hinterland Villages	Thorndon	SS0453	LS01	Land north of Stoke Road and west of Clint Road, Thorndon	20	Site granted planning permission.	DC/19/01310/OUT
Mid Suffolk	Core Villages	Thurston	SS0716	LA088	Land west of Ixworth Road, Thurston	250	Site granted planning permission.	DC/18/03547/RES
Mid Suffolk	Core Villages	Thurston	SS0075	LA089	Land east of Ixworth Road, Thurston	200	Some services and facilities located within walking distance (particularly schools).	
Mid Suffolk	Core Villages	Thurston	SS0729	LA087	Land south of Beyton Road, Thurston	200	Site granted planning permission, subject to S106	
Mid Suffolk	Core Villages	Thurston	SS0006	LA090	Land west of Barton Road, Thurston	129	Site granted planning permission.	DC/17/02232/FUL

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Mid Suffolk	Core Villages	Thurston	SS0319	LA086	Land south of Heath Road, Thurston	110	Site has some services and facilities within walking distance and is well related to the existing settlement pattern.	
Mid Suffolk	Core Villages	Thurston	SS0019	LA084	Land west of Meadow Lane, Thurston	64	Site granted planning permission.	M /4942/16/FUL
Mid Suffolk	Core Villages	Thurston	SS0090	LA085	Land east of Church Road and south of Old Post Office Lane, Thurston	25	Site has some services and facilities within walking distance and is well related to the existing settlement pattern.	
Mid Suffolk	Core Villages	Thurston	SS0765	LA118	Land to the West of Church Road, Thurston	15	Site granted planning permission.	DC/17/02782/OUT
Mid Suffolk	Core Villages	Thurston	SS0008	LA103	Land south of Barrells Road, Thurston	6	Site granted planning permission.	DC/17/03268/OUT
Mid Suffolk	Hinterland Villages	Thwaite	SS0786	LS01	Land to the south of Wickham Road and west of A140, Thwaite	10	Site is well related to the built form of the settlement. Community preference for small scale growth in Thwaite was previously identified.	
Mid Suffolk	Hinterland Villages	Thwaite	SS1228	LS01	Land west of Church Lane, Thwaite	5	Site is well related to the built form of the settlement. Community preference for small scale growth in Thwaite was previously identified.	

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Mid Suffolk	Hinterland Villages	Tostock	SS0513	LS01	Land between New Road and Leys Road, Tostock	5	Site is well related to the existing settlement pattern.	
Mid Suffolk	Core Villages	Walsham-le-Willows	SS0040	LA091	Land west of Wattisfield Road, Walsham le Willows	60	Site granted planning permission.	M /1352/17/OUT
Mid Suffolk	Core Villages	Walsham-le-Willows	SS0369	LA092	Land east of Wattisfield Road, Walsham le Willows	22	Site granted planning permission.	DC/17/02783/OUT
Mid Suffolk	Hamlets and Countryside	Wattisfield	SS0110	LS01	Land east of The Street, Wattisfield	8	Site granted planning permission.	DC/17/04520/FUL
Mid Suffolk	Hamlets and Countryside	Westhorpe	SS0735	NA	Land south of Church Road, Westhorpe	10	Site has a negative impact on the character of the settlement.	
Mid Suffolk	Hamlets and Countryside	Westhorpe	SS0084	LS01	Land north of The Street, Westhorpe	10	Site is well related to the built form of the settlement.	
Mid Suffolk	Hamlets and Countryside	Wetheringsett	SS0570	LS01	Land east of A140 The Street, Wetheringsett	10	Site is well related to the built form of the settlement.	
Mid Suffolk	Hamlets and Countryside	Wetheringsett	SS0599	LS01	Land to the north-east of the junction between The Street and Cedars Hill, Wetheringsett	10	Site is well related to the built form of the settlement.	

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Mid Suffolk	Hamlets and Countryside	Weybread	SS0054	LS01	Land north-east of The Street, Weybread	15	Site is well related to the settlement pattern.	
Mid Suffolk	Ipswich Policy Area	Whitton	SS0033	LA102	Land west of Old Norwich Road, Whitton	190	Site granted planning permission.	M /1832/17/OUT
Mid Suffolk	Hamlets and Countryside	Wickham Skeith	SS1166	LS01	Land west of Grange Road, Wickham Skeith	5	Site is well related to the existing settlement pattern.	
Mid Suffolk	Hamlets and Countryside	Wilby	SS0825	NA	Land west of B1118, Wilby	5	Wilby NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Hamlets and Countryside	Wilby	SS1278	NA	Land to the south of Willow Farm, Wilby, IP21 5LE	5	Wilby NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Hamlets and Countryside	Wilby	SS1279	NA	Land to the west of Brundish Road, Wilby, IP21 5LP	5	Wilby NP identifies site selection consistent with JLP spatial distribution.	
Mid Suffolk	Core Villages	Woolpit	SS0670	LA095	Land north-east of The Street, Woolpit	500	Part of the site granted planning permission, subject to S106. Site has good access to services and facilities and allocation/planning permission includes the provision of land for a primary school.	
Mid Suffolk	Core Villages	Woolpit	SS0547	LA094	Land south of Old Stowmarket Road,	120	Site granted planning permission.	M /1636/16/OUT

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					Woolpit			
Mid Suffolk	Core Villages	Woolpit	SS0093	LA093	Land east of Green Road, Woolpit	49	Site granted planning permission.	M /2112/16/FUL
Mid Suffolk	Core Villages	Woolpit	SS0783	LA097	Land west of Heath Road, Woolpit	30	Services and facilities located within walking distance - particularly the primary school.	
Mid Suffolk	Core Villages	Woolpit	SS0673	NA	Land north-east of Heath Road, Woolpit	10	Landowner intentions are unknown; therefore, the site is not deemed to be deliverable.	
Mid Suffolk	Hamlets and Countryside	Worlingworth	SS1294	LS01	Land south of Shop Street, Worlingworth	26	Site granted planning permission.	DC/17/04689/OUT
Mid Suffolk	Hamlets and Countryside	Worlingworth	SS0573	LS01	Land south of Church Road, Worlingworth	5	Site is well related to the existing settlement.	
Mid Suffolk	Hinterland Villages	Yaxley	SS0042	LS01	Land west of Old Ipswich Road, Yaxley	20	Site is well related to the existing settlement.	
Mid Suffolk	Hinterland Villages	Yaxley	SS0038	LS01	Land east of Old Ipswich Road, Yaxley	15	Site is well related to the existing settlement.	