



The Planning Inspectorate

Report to East Suffolk Council

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an Inspector appointed by the Secretary of State

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Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Suffolk Coastal Local Plan

The Plan was submitted for examination on 29 March 2019

The examination hearings were held between 20 August and 20 September 2019

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Abbreviations used in this report

AONB	Area of Outstanding Natural Beauty
CRoW Act	Countryside and Rights of Way Act 2000
DtC	Duty to Co-operate
Framework	National Planning Policy Framework
FPAAP	Felixstowe Peninsula Area Action Plan
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
MM	Main Modification
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SAASP DPD	Site Allocations and Area Specific Policies Development Plan Document
SCI	Statement of Community Involvement
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SOCG	Statement of Common Ground
SSGNHIA	South Saxmundham Garden Neighbourhood Heritage Impact Assessment

Non-Technical Summary

This report concludes that the Suffolk Coastal Local Plan provides an appropriate basis for the planning of the former Suffolk Coastal District, now part of East Suffolk Council, provided that a number of main modifications [MMs] are made to it. The Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared schedules of the proposed modifications and, as necessary, carried out sustainability appraisal and habitats regulations assessment of them. The MMs were subject to public consultation over a ten-week period. In some cases, I have amended their detailed wording where necessary to correct factual errors. I have recommended their inclusion in the Plan after considering the sustainability appraisal and habitats regulations assessment and all the representations made in response to consultation on them.

The MMs can be summarised as follows:

- Adjusting and clarifying the strategic policies to accord with national policy;
- To remove the reference to the Ipswich Northern Route from the strategic infrastructure priorities;
- To adjust the local housing need figure so that it is calculated consistent with the Planning Practice Guidance (PPG);
- To adjust policy to apply a strategy of mitigation measures to deliver modal shift and mitigate impacts on the wider Ipswich highways network;
- To adjust Policy SCLP5.4: Housing in Clusters in the Countryside so that it would be effective;
- To adjust Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople so that it is consistent with the Planning Policy for Traveller Sites (PPTS);
- To make detailed adjustments to particular site allocations;
- To delete Policy SCLP12.35: Land at Innocence Farm, as it is not justified or effective;
- To delete Policy SCLP11.9: Areas to be Protected from Development as it is not justified; and
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Suffolk Coastal Local Plan in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2019 (the Framework) (paragraph 35) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Suffolk Coastal Local Plan - Final Draft Plan, submitted in March 2019 is the basis for my examination. It is the same document as was published for consultation in January 2019.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1, MM2** etc, and are set out in full in the Appendix.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs and, where necessary, carried out sustainability appraisal and habitats regulations assessment of them. The MM schedule was subject to public consultation for ten weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light, I have made some amendments to the detailed wording of the MMs where these are necessary for consistency or clarity. None of the amendments significantly alter the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal/habitats regulations assessment that has been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as Policies Maps as set out in the Suffolk Coastal Local Plan Final Draft Plan (A1), the Suffolk Coastal Policies Map and the Rushmere St Andrew (Village) (Corrected Map - March 2019) (A2).
6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances

where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.

7. These further changes to the policies map were published for consultation alongside the MMs in the Schedule of Proposed Policies Map Modifications and Appendix 2, Parts 1 and 2.
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the Suffolk Coastal Local Plan - Final Draft Plan (A1), the Suffolk Coastal Policies Map and the Rushmere St Andrew (Village) (Corrected Map - March 2019) (A2) and the further changes published alongside the MMs.

Plan Context

9. The Plan has been prepared for the former Suffolk Coastal District Council area, which in April 2019, became part of East Suffolk Council, a new Council for the former Suffolk Coastal and Waveney District Council areas. The Plan replaces adopted development plan documents relating to the former Suffolk Coastal District area.

Public Sector Equality Duty

10. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination including the provision of sites for gypsies, travellers and travelling showpeople, older people and the provision of accessible and adaptable housing.

Assessment of Duty to Co-operate

11. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
12. The Council has published a Duty to Co-operate (DtC) Statement which sets out how the Council sought to fulfil the duty in the preparation of the Plan. The DtC Statement is supported by a Statement of Common Ground (SOCG) with the Councils which make up the Ipswich Strategic Planning Area (ISPA) which is contiguous with the Ipswich Housing Market Area (HMA). In addition, a number of SOCGs have been made with prescribed DtC bodies and others.
13. It is clear from the DtC Statement that substantial and effective co-operation has taken place between the Council and others in the Ipswich HMA along with other prescribed bodies during the preparation of the Plan. Evidence of co-operation includes meetings of the ISPA Board and extensive joint evidence preparation for the emerging development plans in the HMA. There is also clear evidence of outcomes of cooperation. Of particular note is the preparation of a joint Strategic Housing Market Assessment (SHMA) and work undertaken to calculate the Objectively Assessed Need and subsequently the Local Housing need across the HMA. Strategic, cross boundary matters

addressed include assessment of housing need in the HMA, Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs, employment land needs, a Cross Boundary Water Cycle Study, Transport Modelling and the agreement of transport mitigation proposals across the HMA. Specifically, the allocations SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park) and SCLP12.24: Land at Humber Doucy Lane were prepared in co-operation with Ipswich Borough Council as part of cross boundary proposals. In addition, the Council has worked with neighbours and the DtC bodies in the assessment of environmental and other cross-boundary impacts of the Plans proposals.

14. It has been argued by representors that the then Suffolk Coastal District Council had not cooperated with its neighbours in regard to alternative locations for meeting off port land requirements relating to the Port of Felixstowe. Such concerns were not made by any prescribed bodies. However, the ISPA SOCG (A13) sets out that the ISPA authorities agreed that the specific needs for off port land requirements identified through the Port of Felixstowe Growth and Development Needs Study (2018) will be met within the then Suffolk Coastal District. I am satisfied that the duty has been met in this regard.
15. In regard to infrastructure provision, there is also substantial evidence of effective and on-going cooperation between the Council and the DtC bodies as reflected in the SOCGs with Suffolk County Council, Highways England, Natural England, the Environment Agency, Anglian Water, The Suffolk Coast and Heaths AONB Partnership and Historic England.

Unmet housing need

16. The ISPA local authorities have agreed the local housing need for the HMA and it is common ground that each local planning authority will meet its own housing need. Since the hearings closed, the Ipswich Borough Local Plan has been submitted for examination. I have not been made aware of any request by Ipswich Borough Council for East Suffolk to accommodate unmet need arising in Ipswich. The Ipswich Plan is at an early stage in its examination and the question of whether the Plan will meet the housing needs of Ipswich will no doubt be determined through the examination. There is not at this point in time, any substantive evidence of unmet housing need arising in the HMA for any of the ISPA local authority areas in the current round of local plans. Furthermore, there is no agreement in place that any authority should take on unmet need from another area.
17. The Plan is proposing a level of housing significantly above the minimum local housing need for the area and should any unmet need be identified in the wider HMA, this level of provision would in any event contribute towards meeting it and provide some 'head room' prior to the next round of Plans being put into place. However, the evidence is such that it is not necessary for me to consider the issue of unmet need through specific provision being made above the minimum local housing need figure.
18. I am satisfied that where necessary, the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that overall, the duty to co-operate has therefore been met.

Assessment of Other Aspects of Legal Compliance

19. The Plan has been prepared in accordance with the Council's Local Development Scheme.

Consultation

20. The Suffolk Coastal District Council Statement of Community Involvement (SCI) was adopted in September 2014 (A11). A number of representations were received to the effect that the Council had not followed its SCI in the plan making process and that there were inadequate opportunities for people to make representations, with the first opportunity for commenting on some proposals being at the Final Draft Plan stage, prior to its submission for examination.
21. It is not unusual for proposed allocations to be put into or taken out of an emerging local plan as it is produced, and the Council provided opportunities for people to make representations on potential sites at various stages in the plan making process. The proposed allocations before me were published for formal consultation prior to submission in accordance with the Regulations and the opportunity to comment was provided in respect of the Publication Plan. The Council has followed the adopted SCI in the preparation of and consultation on the Plan.
22. The MMs were published for consultation during a time when the Government had introduced various restrictions to tackle the Covid-19 pandemic. These included the closure of public offices and libraries where consultation documents are normally made available for inspection, restrictions on the movement of people and on gatherings.
23. The Procedure Guide for Local Plan Examinations, produced by the Planning Inspectorate, sets out that many of the detailed procedural aspects of the examination are not prescribed in legislation, which allows an Inspector a degree of flexibility in conducting the examination, enabling them to adapt the procedures to deal with situations as they arise, so as to achieve positive outcomes in a range of different circumstances. The Procedure Guide says that the precise arrangements for public consultation will vary from case to case but will follow a number of general principles. These include that 'the scope and duration of the consultation will reflect those of the consultation held at Regulation 19 stage: this means it will last at least six weeks'.
24. In this case, due to the restrictions in place because of Covid-19, it was not possible to undertake the MM consultation in exactly the same way as the Regulation 19 consultation. In particular, the Council office and other venues where people would normally be able to access hard copy documents were shut and face to face meetings in person were not possible between interested persons and Council Officers, or for bodies such as parish councils.
25. Consequently, the Council undertook a temporary suspension of parts of its SCI and made a number of adjustments to how the consultation should proceed. It kept the process under review to ensure it was effective and to take account of changing national guidance. In holding the consultation over a ten week period and putting specific measures into place including to ensure

access to the documentation, both electronically and in hard copy form, along with bespoke arrangements to enable people to make representations, I am satisfied that in terms of the Franks principles of openness, fairness and impartiality, the MM consultation was adequate. In addition, I conclude that interested persons were not prejudiced and that the consultation followed the general principles set out in the Procedure Guide in being reflective of that for the Regulation 19 consultation.

26. Therefore, I conclude that consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement.

Sustainability Appraisal

27. A Sustainability Appraisal (SA) has been undertaken through the preparation of the Plan, identifying and addressing relevant economic, social and environmental objectives. The broad methodology for the SA meets the requirements of the SEA Regulations.
28. The SA of the Plan was carried out by the Council at the Scoping Report, Initial Site Assessments, Draft Plan, Final Plan and MM stages, with consultation undertaken. SA Objectives were developed from those used by the Council for previous development plans and were subject to consultation in the Sustainability Appraisal Scoping Report. The assessments undertaken in the subsequent Interim Sustainability Appraisal of the First Draft Local Plan and the SA of the Final Draft Plan considered all sites, including existing allocated sites proposed to be carried forward on a consistent basis, against the identified objectives. Where negative effects have been identified with respect to the preferred policies and site allocations, mitigation of these negative effects has been identified wherever possible and incorporated into the plan where appropriate. I am satisfied that the Council has not applied mitigation prior to the selection of the sites which have been considered on a consistent basis.
29. In respect of the Plan spatial strategy and allocation of sites, the Council has considered a range of reasonable alternatives, which are sufficiently different from each other. The proposals in the plan and the alternatives have been considered on a like-for-like basis in the SA process against the SA objectives. A number of sites have been referred to me by representors raising issue with the SA. The SA process is not a precise science, it will always encompass differences of professional opinion on individual points and I do not see such differences of opinion as identified to me as demonstrating that the SA is flawed.
30. Having regard to *Calverton PC v Nottingham CC* [2015] EWHC 1078 (Admin), the Council has considered reasonable alternatives, and reported on those alternatives and the reasons for their rejection. Whilst in some cases, the reason for rejection stated is very brief, nevertheless, the legal requirement has been met. The Council has addressed inconsistency in reasons given for alternative sites at Rendlesham in the SA published at MM stage. Furthermore, I am satisfied that the Council have considered a sufficient range of alternative strategies and sites to those it selected.
31. I conclude therefore that Sustainability Appraisal has been carried out and is adequate.

Habitats Regulations Assessment

32. The Habitats Regulations Appropriate Assessment Report December 2018 (A4), with the Habitats Regulations Assessment of the Suffolk Coastal District Local Plan Supplementary Note (July 2019) (H27) and the Habitats Regulations Assessment of the Suffolk Coastal Local Plan at Final Plan Stage (incorporating Main Modifications) (J67) sets out that Appropriate Assessment has been undertaken and that the plan may have some negative impact which requires mitigation. The identified potential impacts on the integrity of European sites include recreational disturbance and the effects of urbanisation, such as increased fire risk or cat predation. Further Habitats Regulations Assessment (HRA) was undertaken in respect of the MMs which concluded that no adverse effects on the integrity of European sites would occur, subject to the recommended actions set out within the report being undertaken.
33. Mitigation has been secured through the plan (as modified by the MMs) in respect of a number of allocations. Policy SCLP12.3: North Felixstowe Garden Neighbourhood and Policy SCLP12.29: South Saxmundham Garden Neighbourhood require project level HRAs and provision of significant areas of Suitable Alternative Natural Greenspace (SANG) to mitigate potential impacts on European sites. The extent of SANG required in each case would be determined through the master planning and HRA processes. Provision of SANG is a requirement of Policy SCLP12.19: Brightwell Lakes recognising the mitigation measures identified in the HRAs undertaken for the Core Strategy and for the outline planning application.
34. Additionally, project level HRA is required to mitigate potential impacts on European sites through Policies SCLP12.24: Land at Humber Doucy Lane, SCLP12.27: Land rear of Rose Hill, Saxmundham Road, Aldeburgh; SCLP12.32: Former Council Offices, Melton Hill; SCLP12.33: Land at Woodbridge Town Football Club; SCLP12.38: Levington Park, Levington; SCLP12.41: Bentwaters, Rendlesham; SCLP12.43: Land to the east of Aldeburgh Road, Aldringham; SCLP12.51: Land to the South of Eyke CoE Primary School and East of The Street, Eyke; SCLP12.57; Land at Bridge Road, Levington; SCLP12.69: Land West of the B1125, Westleton and SCLP12.70: Land at Cherry Lee, Darsham Road, Westleton.
35. Furthermore, a number of the development management policies set out HRA requirements. These include Policies SCLP3.4: Proposals for Major Energy and Infrastructure Projects; SCLP3.5: Infrastructure Provision; SCLP6.2: Tourism Destinations; SCLP10.2: Visitor Management of European Sites and SCLP12.17: Tourism Accommodation in Felixstowe.
36. Natural England has confirmed that it has no objections to the HRA undertaken for the Plan and MMs. The HRA has been carefully examined and I find it to be robust and I am content that the Policies and allocations of the Plan will not affect the integrity of European sites.

Other aspects of legal compliance

37. The Development Plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land for the former Suffolk Coastal District part of the local planning authority's area.

38. The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land for the former Suffolk Coastal District part of the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. In addition, the Plan identifies climate change as a key issue and strategic priority for the plan as a whole. Specific relevant Policies include SCLP9.1: Low Carbon & Renewable Energy and SCLP9.2: Sustainable Construction which support renewable energy development and sustainable construction. In addition, Policy SCLP9.4: Coastal Change Rollback or Relocation addresses the issue of coastal change and effects of climate change.
39. Appendix J of the Plan sets out the Schedule of Policies to be superseded. A number of Policies were omitted from the list and the Schedule of Policies should be altered to include these (**MM108**).
40. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

41. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 9 main issues upon which the soundness of this plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Covid-19 and changes to the Use Classes Order

42. The examination hearings took place before the Covid-19 pandemic. A number of comments were made at the MM stage to the effect that potential economic and social effects would be so great that the examination should be suspended and the Plan reconsidered. Whilst the immediate effects of Covid-19 are here for all to see, there is no evidence that the fundamental assumptions and requirements of the Plan in respect of housing need, or any other strategic matter, will be affected to the extent that its soundness will be undermined. Any longer term effects would be addressed through subsequent local plan reviews, informed by evidence of the actual effects of the Covid-19 pandemic.
43. On 21 July, the Government published The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. These came into force on 1 September 2020, and none of the policies in the Plan prevent the new regulations taking effect in the Plan area. National policy remains unchanged, and whilst implementation of some of the policies in the Plan will be affected, the full implications are not yet clear and will need to be thought through over time.
44. These changes have come forward relatively late in the Plan making process. The Government believes that the planning system has a vital role to play in enabling the delivery of housing and economic growth that will support the UK's economic recovery. It therefore wants local planning authorities and the

Planning Inspectorate to drive the planning process forward and expects everyone involved to engage proactively. The relative certainty that will be provided by finalising the Plan will be beneficial in terms of encouraging sustainable development and helping the area to recover. Once adopted, the Council is required to monitor the implementation of the Plan and review whether it needs updating. The Council consider that to be the most appropriate way forward, and in the particular circumstances, I agree that to be so.

Issue 1 – Whether or not the housing requirement figure is soundly based, whether the Plan makes appropriate provision to meet the objectively assessed need for housing and whether on adoption there will be a 5 year supply of housing land?

Housing need and the housing requirement

45. The former Suffolk Coastal District area forms part of the identified Ipswich HMA and Ipswich Functional Economic Area (IFEA), defined as the Ipswich Strategic Planning Area (ISPA). There is a long history of cooperative working between the Councils which make up the ISPA which has included the joint preparation of a SHMA and an Employment Land Needs Assessment. The ISPA Councils have agreed the minimum level of employment land provision and the minimum number of new dwellings for the IFEA and HMA for the plan period, to be provided through their respective development plans.
46. The Plan has been prepared using the standard method for assessing local housing need as set out in the PPG, which provides a minimum starting point in determining the number of homes needed in an area. The submitted Plan sets out an ambitious plan for growth over the period 2018 – 2036, with a minimum of 582 dwellings per annum, or 10,476 over the plan period. The Council reached this figure using the standard method, with the calculations in the submitted Plan using the 2016 based household growth projections. The PPG was amended after the publication of the Final Draft Local Plan stating that the 2014-based projections should be used to set the baseline in the standard method. The Plan should be altered so that the starting point is with the 2014 based projections consistent with the PPG (**MM4**).
47. Since the hearings closed, 2018-based household projections have been published (July 2020). However, the requirement as set out in the PPG in respect of the use of the 2014-based projections has not changed and consequently, the publication of the 2018-based projections does not alter my conclusions on the level of housing need.
48. The 2014 based projections give a total household growth 2019 – 2029 of 3,390 households, as opposed to 4,445 households from the 2016 based projections. The Council's recalculation of the local housing need figure using the standard method, with the 2014 based projections as per the PPG and using the 2018 median workplace affordability ratio of 10.07 with an adjustment factor of 1.38, provides a minimum annual figure of 542 new homes per annum for the Plan area, or 9,756 over the plan period. These figures therefore provide the starting point in determining the minimum number of homes needed in the area.

49. The PPG sets out that there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates, such as where increases in housing need are likely to exceed past trends, for example, due to growth strategies, strategic infrastructure improvements and an authority agreeing to take on unmet need from neighbouring authorities as set out in a statement of common ground. Whilst I heard that there has been recent job growth in the HMA, there is no convincing evidence which justifies any need to 'balance' the labour and housing markets and to increase the local housing need figure above that derived using the standard method for the Plan area. In addition, whilst the Council is making provision for additional employment land above the baseline minimum, this provision is not to such an extent that persuades me that the minimum level of housing need should be higher than that derived using the standard method.
50. The Plan as modified by MMs sets out the need for housing for older people. Such need is a component part of the overall local housing need for the plan area and I have not been convinced that any uplift should be made to the housing need figure as a result of these changes.
51. Consequently, the Council is justified in not seeking to apply a higher housing need figure than the standard method indicates. I address the provision for the supply of housing later.
52. The Framework in paragraph 60 states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. The local housing need assessment has been conducted using the standard method. Whilst some representors have argued that the Council should have employed an alternative method to determine the minimum number of homes and have disputed, amongst other things, future job growth forecasts, I have not been convinced that there are exceptional circumstances to justify deviation away from the standard method for this Plan.
53. The standard method simply takes the household projections, applies an affordability ratio and an adjustment figure to arrive at the level of housing need. Even if the representors who argue that the anticipated job growth is too ambitious were correct, that would not change the level of annual housing need derived using the standard method and consequently the minimum starting point in determining the number of homes needed in the area. Similarly, the modification of the Plan to remove the Innocence Farm employment allocation does not justify a reduction in the level of housing need, given that the provision of employment land is not a factor in the application of the standard method.
54. It is national policy set out in paragraph 59 of the Framework to significantly boost the supply of homes. The Framework in paragraph 11 b) says, amongst other things, that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, unless the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or

distribution of development in the plan area, or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

55. The Framework in footnote 6 lists the policies that protect assets or areas of particular importance. Having regard to the evidence before me, which includes the SA, the HRA, the Heritage Impact Assessments and the Suffolk Coastal Landscape Character Assessment, I conclude that the application of policies in the Framework that protect areas or assets of particular importance do not provide a strong reason for restricting the overall scale, type or distribution of development in the Plan area as a whole.
56. Turning to paragraph 11 b) ii. I have also considered whether any adverse impacts of providing for objectively assessed needs for housing and other uses would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The Plan in overall terms seeks to significantly boost the supply of housing, including affordable housing and housing for different groups in the community. In addition, it seeks to provide additional employment land and an updated framework for development management. These are significant benefits.
57. There will however be harm arising from new development such as through the loss of countryside, areas of best and most versatile agricultural land, increased urbanisation and increased pressure on transport systems. The Plan as modified has been subject to the iterative SA process, where potential harm such as loss of agricultural land was considered within the SA objectives, and includes a variety of mitigation measures including those arising from the HRA, provision of sustainable transport measures and specific measures set out in the allocations. Having considered carefully the evidence before me, I am satisfied that the adverse impacts of meeting the objectively assessed needs will not significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole.
58. The Plan should be altered to be consistent with national policy so that it sets a minimum housing requirement figure of 542 new homes per annum for the Plan area, or 9,756 over the Plan period (**MM4**).

The supply of housing land

59. The overall level of housing delivery to be provided by the Plan is anticipated at 11,353 homes (excluding windfalls) and 12,153 homes including windfalls at the rate of 50 per annum. The level of provision proposed which includes a significant contingency above the minimum level of housing need, (about 16% excluding windfalls or about 25% including windfalls) would ensure that the Plan has sufficient flexibility to adapt to rapid change as per national policy expressed in paragraph 11 of the Framework. The Plan is therefore positively prepared in this regard.
60. The Council's Statement of Housing Land Supply and associated appendices (H20) containing site assessments in terms of whether the sites are deliverable or developable, and the updated housing trajectory in the Plan, demonstrate that the Plan will supply specific, deliverable sites for years one to five of the Plan period and developable sites for years 6-10 and 11-15.

61. The 5 year housing supply target is 2,846 dwellings, including a 5% buffer. In the Plan period to date, the number of housing completions has exceeded the housing requirement for that period, and consequently there is no shortfall to bring forward. The Council have applied a 5% buffer in its housing land calculations which is appropriate, given the Housing Delivery Test result of 128% (February 2019). The latest Housing Delivery Test result for Suffolk Coastal is 127% (February 2020). I find that the Council's calculation of housing land supply to be reasonable and appropriate. I am satisfied that in the terms of the Framework definition of deliverable sites, the 5 year forward supply identified by the Council is comfortably in excess of the target.
62. Consequently, the plan will provide a deliverable five-year supply of housing land measured against the housing requirement on adoption and I have reasonable confidence that a 5 year housing land supply can be maintained throughout the plan period. Furthermore, I am satisfied that at least 10% of the housing requirement will be met on sites of less than one hectare, as per paragraph 68 of the Framework. Later in my report I set out my conclusions in respect of the soundness of individual allocations.
63. As a consequence of a number of the MMs, the housing trajectory as set out in Appendix D of the Plan and table 3.5 needs to be amended and updated (**MM106**) and (**MM6**). I have changed the titles of the hyperlinks in MM6 and MM106 to reflect the consequential changes in page numbers resulting from the MMs. No party should be prejudiced by this change.

Windfall housing

64. Windfall sites are defined in the Framework Glossary simply as sites not specifically identified in the development plan. Both the Framework and PPG set out that a windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence that they will provide a reliable source of supply.
65. Whilst the Council have included an allowance of 50 homes per annum to come forward by way of windfall on small sites, it is acknowledged that the number of dwellings coming forward by way of windfalls has been much higher in the past with a significant proportion of the existing commitments having arisen in this way.
66. I note that many of such windfall developments predate the adoption of the Site Allocations and Area Specific Policies DPD (SAASP DPD) and the Felixstowe Peninsula Area Action Plan (FPAAP). Before these Plans were adopted, the lack of allocated sites meant that it was more likely that sites not specifically identified in the development plan would come forward, given that most of the previous development plan allocations had already been implemented.
67. The 50 homes annual windfall allowance based on small sites of 0 – 4 dwellings is justified given the evidence of the number of historic completions on sites of 0 – 4 dwellings, the identification of potential sites through the Strategic Housing and Economic Land Availability Assessment (SHELAA) and that the Plan includes a number of Policies which would allow for small housing

sites to continue to come forward, such as in villages and the countryside. These include Policies SCLP5.1 to SCLP5.7.

68. An up to date development plan should see the emphasis in housing provision shifting from provision being made on unallocated sites as in the past, to the allocated sites. Whilst some larger scale redevelopment opportunities may occur, the evidence for such sites coming forward on a consistent basis in the future is not compelling and I do not consider that an allowance for such schemes in the supply of housing would be justified.
69. Whilst I have some sympathy with the view which has been expressed that the 50 homes allowance may prove to be a cautious figure given the particularly high windfall performance of the past, a justification for an alternative higher allowance has not been convincingly demonstrated. In any event, the housing requirement is expressed as a minimum figure and I am satisfied that the provision of housing in excess of the minimum local housing need would not give rise to development which would be inconsistent with the presumption in favour of sustainable development as set out in the Framework. Consequently, I find that the 50 homes allowance is justified and the Council's approach to calculating the windfall allowance is sound.
70. There was some discussion at the hearings about whether there were matters of soundness which warranted a change to the Plan to require an early review Policy. Such issues discussed included the emerging Ipswich Local Plan, unmet housing need and the now abandoned plans for the Ipswich Northern Route.
71. Given the circumstances now, with local plans in preparation for the other parts of the HMA and the Ipswich Northern Route not proceeding, the Plan is sound in not including a Policy requiring its immediate review. To be effective however, Policy SCLP2.1 Growth in the Ipswich Strategic Planning Area should set out the approach to be taken by the Council working collaboratively with its neighbours in the ISPA to address the matter of unmet housing need across the HMA should it arise, through a review of the strategic policies of the Plan (**MM4**) and (**MM103**).

Conclusion

72. The Plan, subject to the MMs, is positively prepared and makes adequate provision for new housing for the Plan period and the overall level of housing delivery proposed would support the Governments objective of significantly boosting the supply of homes. Furthermore, I am satisfied that the Plan, in seeking to exceed the minimum housing requirement over the Plan period is sound and that there is no justification demonstrated for a lower level of housing growth than that derived using the standard method. The Plan provides an adequate supply of housing to meet the identified need and will provide a deliverable five-year supply of housing land on adoption.

Issue 2 – Whether the plan adequately meets the identified housing needs of all the community?

Housing for older people

73. The Framework states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
74. The SHMA update (D16) sets out that the Local Housing Need projections indicate that the population aged 65 or over is going to increase dramatically in the HMA over the plan period. The PPG in respect of housing for older and disabled people recognises that the need to provide housing for older people is critical. This includes helping them to live safe and independent lives. The PPG also states that Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as for older and disabled people.
75. The Plan as submitted would not be effective in meeting the housing needs for older and disabled people in that it does not demonstrate that the needs of older and disabled people have been assessed, nor are these needs adequately reflected in the policies.
76. Further evidence from the Council regarding the assessment of needs for housing for older people and specialist accommodation is provided in document I8. On the basis of this evidence I am satisfied that the needs identified have been calculated appropriately, including using the Strategic Housing for Older People (SHOP) tool as per the PPG. The levels of need within general housing provision, which includes age restricted housing, sheltered housing and enhanced sheltered/ extra care housing have been assessed for both market and affordable housing. Net needs have been calculated taking into account the existing stock. Whilst the Plan does not separate out a need for age restricted housing from market housing, it nevertheless includes provision for that type of housing within the overall market housing provision, which is made considerably in excess of the overall local housing need figure.
77. The Plan should be altered so as to be clear as to the extent of need which would arise through the plan period for housing for older people, the forms of specialist accommodation required and how such housing will be provided, to include that proposals for new housing development will be expected to deliver the housing need for different groups in the community as identified in the SHMA, or latest equivalent document (**MM17**). I have updated the paragraph references set out in the MM and addressed a formatting error relating to the deletion of paragraph 5.46 which should not be shown in bold text. These are minor changes which will not prejudice any party.
78. In addition, the policy as amended includes that proposals for ten dwellings or more should demonstrate how they will contribute to meeting the needs of older people. To be effective in addressing the housing needs for older people requiring affordable housing, Policies SCLP5.10 Affordable Housing on

Residential Developments (**MM18**) and SCLP5.11 Affordable Housing on Exception Sites (**MM19**) and the accompanying text, should be altered to include the provision for affordable housing needs for older people. The Council suggest that the monitoring arrangements for the Plan should include housing for older and disabled people. Whilst that is something which the Council can do as a matter of course, the Plan though not requiring this is, nevertheless sound.

79. A number of the allocations included in the submitted plan include that consideration is given to provision for houses for older people, whilst that at Rose Hill, Aldeburgh (SCLP12.27) makes specific provision. Further provision is also made through Policy SCLP12.25: Suffolk Police HQ, Portal Avenue, Martlesham through **MM67**. Whilst the Plan does not typically make specific allocations for housing for older people and disabled people, its policies and allocations together reflect these identified needs as required in national policy and as amended I consider that the Plan is positively prepared and sound in this regard and should boost the supply of homes for older and disabled people. Consequently, I conclude that it is not necessary for the Plan to include a specific exceptions type policy for the provision of housing for older people and disabled people on land outside of settlements.

Accessible and adaptable dwellings

80. Having had regard to the evidence relating to the projected significant ageing of the population, the identified needs for specialist accommodation, the projected increase in population with a limiting long term illness and information on past applications for Disabled Facilities Grants, there is clear need for a significant proportion of new housing to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. Such provision would be of benefit to people across the age groups in the population.
81. To be effective, Policy SCLP5.8 should be altered to require all specialist accommodation, for which there is significant need as discussed above, to meet the requirements of Part M4(2) of the Building Regulations (**MM17**). This should be significant in helping to meet needs for accessible and adaptable dwellings in the Plan period. Nevertheless, given the overall level of need for accessible and adaptable dwellings identified, it is necessary for market housing to also make an appropriate contribution to meeting the need for accessible and adaptable dwellings. Market housing as already stated, would contribute to meeting needs for older people but provision of M4(2) compliant housing would not be a substitute for specialist forms of housing.
82. Due to the level of existing commitments with planning permission from which Part M4(2) housing cannot be compelled, the requirement for at least 50% of new market housing on sites of 10 units or more to meet the requirements under Part M4(2) of the Building Regulations from new development is justified and necessary to ensure that the identified needs are met. The 'at least 50%' figure addresses developments where an odd number of housing units would be provided to ensure that the minimum provision is achieved. The Policy should be altered so that it is clear as to how exceptions to the Policy would be applied such as where it is not feasible to do so, due to site characteristics or viability considerations (**MM17**). The at least 50%

requirement was assessed as part of the Councils Whole Plan Viability Study (D38). I have made a minor change to MM17 from that published for consultation (second new paragraph after paragraph 5.41) to correct an error in a paragraph reference. This minor change would not prejudice the interest of any party.

83. Policy SCLP5.8: Housing Mix as submitted in requiring proposals of 5 dwellings or more to provide for a mix and size of homes based upon the housing mix as per the current SHMA and to provide at least 40% to be 1 or 2 bed properties is not justified and would not be effective. It is not clear how the 5 dwelling threshold has been determined or why it is necessary to secure an appropriate housing mix. Furthermore, the housing mix requirement for the area would change over time, and a formulaic approach may not be suitable for particular sites, given their characteristics, viability considerations or indeed specific local housing mix needs. Consequently, the policy would be inflexible and ineffective in addressing changing requirements. The Policy and text should be amended so that it would be effective in providing for the housing needs of different groups in the community as identified in the SHMA throughout the Plan period (**MM17**).

Policy SCLP5.9: Self-build and Custom Build Housing

84. The Framework in paragraph 61 includes that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including for people wishing to commission or build their own homes. Policy SCLP5.9, consistent in broad terms with this national policy, sets out support for self-build and custom housing and expects that housing developments of 100 dwellings or more should provide a minimum of 5% serviced plots for self-build or custom build. Other policies of the Plan, such as Policy SCLP5.4: Housing in Clusters in the Countryside, provide the opportunity for self-build or custom build development in the countryside.
85. There were 271 applicants on the Suffolk Coastal Self-build and Custom Build Register at the end of March 2019, which have been transferred to a combined Register for the East Suffolk Council area. The Council has provided updated information on the Register in document J23. The preference expressed through the Register is for individual, detached self-build schemes spread across the plan area. Whilst it is likely that the number of people registered will continue to grow, the 5% requirement proposed would bring forward about 195 plots in the lifetime of the Plan and is reasonable given the apparent scale of demand. The 5% figure has been assessed in the Plan Viability Study (D38) and found viable.
86. Policy SCLP5.9 along with the other housing development policies of the Plan, including SCLP5.4 Housing in Clusters in the Countryside, should provide for a range of self-build opportunities. Given this, I am not convinced that it is necessary to make any specific policy provision or exception for self-build or custom build housing and I find Policy SCLP5.9 sound as submitted. However, the provision of self-build housing should be monitored to inform the subsequent review of the Plan.

Accommodation needs of Gypsies, Travellers and Travelling Showpeople

87. The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney, May 2017 (ANA) identifies additional need for 15 pitches for Gypsy and Travellers households that meet the definition set out in the Government's Planning Policy for Traveller Sites (2015) (the PPTS). The identified need relates to 10 pitches arising from two unauthorised 'New Traveller' sites which I understand have existed for 20 years or so, with an additional 2 pitches required by 2021 and a further 3 by 2036 relating to new family formations. No future need has been identified in Suffolk Coastal in the ANA for people who do not meet the PPTS definition.
88. The existing need is being met by the unauthorised sites, which are long established and may be considered as being lawful. In these particular circumstances, these sites could be included within the existing supply as they are meeting present needs. Furthermore, one of the sites has potential to accommodate the identified future need, which could be dealt with through the development management process against Policy SCLP5.17. Having had regard to the requirements of the Housing and Planning Act 2016 and the Public Sector Equality Duty, I am satisfied that there is no need to make any specific provision in the Plan for Gypsies and Travellers through specific allocations.
89. In terms of travelling showpeople, the ANA identifies a need for 2 additional plots for households who meet the PPTS definition arising from occupation of the existing site and are required by 2021. The ANA indicates that the need could be addressed at the existing site through the provision of additional plots. Such provision of additional plots could be assessed against the criteria set out in Policy SCLP5.17 and consequently I do not consider that it would be effective or necessary to make a specific allocation.
90. Policy SCLP5.17 should be amended so as to be consistent with the requirements of national policy as set out in the PPTS to set down the level of need identified for the Plan period for permanent pitches and plots and short stay stopping sites. In addition, it should set out a commitment to address the planning status of the unauthorised pitches in terms of them being regularised (**MM23**).

Policy SCLP5.10: Affordable Housing on Residential Developments

91. The approach to affordable housing is set out in Policy SCLP5.10. In order to address the affordable housing need as set out in the SHMA update, the Policy seeks provision of 1 in 3 dwellings on sites of 10 dwellings or more, or 0.5 hectares or more, to be affordable dwellings. The Council's approach to assessing the need for affordable housing is reasonable and appropriate.
92. Consistent with paragraph 62 of the Framework which sets out that planning policies should specify the type of affordable housing required, the Policy and text should be amended to provide the up to date figures for the affordable housing mix as per the SHMA update (**MM18**).
93. The Council's Plan Viability Study (D38) found that flatted developments on brownfield sites would not be viable with any affordable housing contribution.

Whilst such development is not anticipated to be a significant component in the housing supply, applying the affordable housing requirement to brownfield flatted development would mean that the Policy would not be deliverable. The Policy should be amended so that it is effective by removing the affordable housing requirement for brownfield flatted developments (**MM18**).

Conclusion

94. Subject to the main modifications described above, which are all required for soundness, the plan makes adequate provision to meet the identified housing needs of all the community.

Issue 3 – Whether the Plan sets out an appropriate strategy for the pattern of development consistent with national policy?

Spatial Strategy

95. The spatial strategy as expressed in Policy SCLP3.1 Strategy for Growth in Suffolk Coastal District seeks to deliver growth through new Garden Neighbourhoods at North Felixstowe and South Saxmundham; focus growth in the A12 and A14 road corridors; make strategic employment allocations based around key transport corridors; to strengthen the roles and economies of market towns and to steer appropriate growth to rural areas to help support and sustain existing communities.
96. The Council worked collaboratively with Ipswich Borough Council at the Issues and Options stage, focusing on strategic cross boundary issues. At the Issues and Options stage, three alternative spatial delivery options were considered for Ipswich, and for Suffolk Coastal. These alternative strategy options for Suffolk Coastal have been considered in the SA. An adequate range of strategic options were considered.
97. The Settlement Hierarchy as set out in Policy SCLP3.2 identifies the categories of Major Centre, Market Towns, Large Villages, Small Villages and Countryside. East of Ipswich is identified as a Major Centre, the highest order designation in the hierarchy. The East of Ipswich Major Centre is made up of Kesgrave, Martlesham Heath, Brightwell Lakes, Purdis Farm and Rushmere St Andrew (excluding the village). Whilst this area has suburban characteristics, in terms of its function it is clearly distinguishable from the neighbouring town of Ipswich and given its role, function and scale, the strategy is justified in designating it as one of the two Major Centres, along with Felixstowe. This designation is consistent with Policy SCLP2.1 which sets out that the Plan will support the continued role of Ipswich as a County Town.
98. The East of Ipswich Major Centre does not have the same function as Ipswich as the County Town and the evidence before me, including that in the Settlement Hierarchy Topic Paper (D34), does not suggest that the approach taken in the Plan is unsound or that the East of Ipswich area should be afforded a different designation in the settlement hierarchy of the Suffolk Coastal area. In addition, I have not been convinced that there should be an additional settlement category above that of Major Centre in Policy SCLP3.2.
99. The Plan makes provision for around half of all new homes in the plan period to be at the designated Major Centres of Felixstowe and East of Ipswich. In

the case of East of Ipswich, this is principally due to the existing commitments at Brightwell Lakes for a master-planned site of about 2000 homes. This represents a significant strategic commitment in terms of the overall provision of new homes to the East of Ipswich.

100. The Council's paper I19 concerning the distribution of growth indicates that Felixstowe would accommodate around 29% of the anticipated housing growth over the plan period. The Plan provides for significant provision of new homes at the Felixstowe Major Centre over that already made in the existing development plan documents. Felixstowe has a wide range of services and facilities as indicated in the Council's settlement hierarchy topic paper and as a consequence of the Port of Felixstowe, a large scale strategic business sector. I consider that its designation as a Major Centre is justified. Whilst the town is situated on a peninsula and access is largely derived via the A14 road, the Plan sets an appropriate strategy for the town. Although a significant proportion of the proposed housing provision being made in the Plan would go to Felixstowe, I am satisfied that the new houses would come forward during the plan period.
101. The Plan allocates housing development to a number of settlements across the settlement hierarchy, with allocations made to a number of Market Towns, Large and Small Villages. These include significant allocations at the designated Market Towns of Saxmundham and Woodbridge and the Large Villages of Trimley St Martin and Trimley St Mary. In overall terms, the approach to the distribution of development has been undertaken in accordance with the settlement hierarchy and is sound.

Policy SCLP3.2: Settlement hierarchy

102. The approach and methodology taken to the identification of settlements within the settlement hierarchy, based upon the provision of services and facilities as set out in the settlement hierarchy topic paper (D34) has been applied consistently. Whilst the Council acknowledge that there have been some minor scoring errors in the work undertaken to define the position of settlements within the hierarchy, I am satisfied that these should not result in a change in the hierarchy proposed. There are disagreements about whether certain settlements are within the 1km and 5 km distance buffers from larger settlements used by the Council in the assessments. However, the Council confirmed that to qualify, the whole of the settlement should be within the stated distance and that is a reasonable approach.
103. Overall, whilst there will no doubt be different ways of doing an exercise such as that undertaken to define the settlement hierarchy and there will be differences of professional opinion, the methodology is appropriate and would be effective in delivering sustainable development. The identification of settlements as set out in the Settlement Hierarchy in Policy SCLP3.2 is therefore justified.

Conclusion

104. The Plan sets out an appropriate strategy for the pattern of development and is consistent with national policy.

Issue 4 – Are the proposed Area Specific Strategies, allocations and policies justified, effective and consistent with national policy?

105. The Plan sets out in the spatial strategy the scale and pattern for development which is amplified for specific parts of the area through area specific strategies for the designated Major Centres, Market Towns and the Rural Area. A number of allocated sites have been brought forward from the existing development plan documents, the SAASP DPD and the FPAAP. These sites have been considered alongside the additional sites to be allocated in this Plan through the plan making process.

Site selection process

106. The Council undertook a site selection process to identify the sites to be allocated through the Plan. The process is set out in the Topic Paper: Site Selection (D36), with the sites also considered through the SA and HRA. Following consultation on issues and options, the Council identified a number of sites as reasonable alternatives for housing development. These were then assessed against a range of criteria, which I find to be relevant and appropriate. The alternative options were identified from sites assessed through the SHELAA, including those from a call for sites exercise in 2016 and further sites submitted through the Issues and Options exercise and consultation on the First Draft Local Plan. The approach to the site selection process is reasonable and the assumptions made are robust.

Flood Risk Sequential Test

107. The Framework states in paragraph 157 that all plans should apply a sequential, risk based approach to the location of development, taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property. This includes amongst other things, applying the sequential test and then if necessary, the exceptions test.

108. There has been some criticism of the approach of the Council taken in regard to the Sequential Test in respect of a number of the sites proposed, including, amongst others, SCLP12.60 at Peasenhall, with further comments being made at the MM stage.

109. It is clear from the SHELAA and the SA that the Council has considered a broad range of options in the site allocation process, taking flood risk issues into account through the site allocation and SA processes. In addition, it has sought to use the Strategic Flood Risk Assessment to apply the Sequential Test. The Council has concluded in a number of cases that it is not possible for development to be located in zones with a lower risk of flooding after taking into account wider sustainable development objectives. This is consistent with national policy.

110. At the hearings, I requested that the Council provide further information to clarify how it had undertaken the Sequential Test, as the information was provided across a number of documents. Having considered the Council's Sequential Test Report March 2020 (J54), which details and confirms the consideration of alternative sites, I am satisfied that the Council's approach has been adequate and that the Sequential Test is met in respect of the

relevant proposed allocations (SCLP12.3, SCLP12.6, SCLP12.7, SCLP12.9, SCLP12.10, SCLP12.16, SCLP12.32, SCLP12.37, SCLP12.60 and SCLP12.72).

Policy SCLP12.1: Neighbourhood Plans

111. The Framework in paragraph 65 states that strategic policies should set out a housing requirement for designated neighbourhood areas. As submitted, Policy SCLP12.1 sets indicative housing requirements for designated neighbourhood areas which reflect the overall strategy for the pattern and scale of development. Policy SCLP12.1 should be amended to make clear that the stated number of dwellings required are minimum figures, not indicative targets so as to be consistent with national policy (**MM50**). The level of development to be provided through Neighbourhood Plans would have to be consistent with the strategic policies as set out in this Plan and be in accordance with paragraph 29 of the Framework, which is clear that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.
112. The amount of new houses proposed to be delivered through neighbourhood plans is not essential to the Plan in meeting the minimum dwelling requirement, given the overall level of housing proposed in the Plan is otherwise considerably in excess of the identified local housing need. But where neighbourhood plans do not come forward, the Policy should provide for allocations to be made as appropriate in a subsequent review of this Plan as the housing proposed to be delivered by neighbourhood plans is nevertheless part of the overall strategy for development for the Plan area (**MM50**). This review would be undertaken as a matter of course through the statutory requirement for the review of the Plan to see if it needs updating at least once in every five years. The Plan as amended by **MM3** is clear about the relationship of strategic and non-strategic policies and the neighbourhood planning process.

Felixstowe

113. Felixstowe is the largest settlement in the Plan area and is identified as one of the two Major Centres in the settlement hierarchy. The vision for Felixstowe is to retain its role as a thriving coastal resort and major centre with a comprehensive range of services and facilities. Significant housing growth is directed to the town, reflective of its role as a Major Centre, with a number of new allocations, along with existing allocations carried forward from the FPAAP. The level of housing provision in Felixstowe should not be changed as a consequence of deleting the Innocence Farm employment land allocation (SCLP12.35). This is because the provision of housing in the area is not dependent upon specific provision of employment land.
114. Policy SCLP12.2: Strategy for Felixstowe and text should be amended to provide for provision of sustainable transport consistent with national policy as set out in paragraph 104 of the Framework and to be effective (**MM51**). To be consistent with national policy as set out in paragraph 170 of the Framework, paragraph 12.25 should provide for biodiversity net gain (**MM51**).

Policy SCLP12.3: North Felixstowe Garden Neighbourhood

115. The North Felixstowe Garden Neighbourhood is allocated for up to 2,000 dwellings, a leisure centre, primary school and open space, including provision for SANG, to be brought forward via a master planning process. The SANG is necessary as a recreation avoidance/mitigation measure identified through the HRA given the proximity of European sites. The site is situated close to the Suffolk Coast and Heaths AONB and has value in terms of its contribution to the setting of the town. The allocation includes a significant area of land which has outline planning permission for housing.
116. The Garden Neighbourhood would be a significant strategic expansion of the town and it is important that the new community would be developed in a coherent fashion through the master planning process, with good internal access between the different components and connections to the existing transport network of the town. Whilst I am satisfied that this is feasible, an additional criterion should be included in the Policy to secure the internal connectivity within the different components of the site and to promote sustainable transport consistent with paragraph 104 of the Framework and to make the Policy effective (**MM52**).
117. Further amendments are necessary to the Policy for soundness (**MM52**) as follows. To be consistent with national policy for the historic environment, Policy criterion h) should be reworded to address the significance of heritage assets. A criterion should be included to require the master planning process to assess the potential effects of the scheme on the Suffolk Coast and Heaths AONB to be consistent with national policy as set out in paragraph 172 of the Framework and to ensure that landscape considerations are assessed. To be effective, the Policy should also set out the requirements in respect of wastewater and in respect of whether sand and gravel resources on site may be utilised in the development.

Policy SCLP12.4: Land North of Conway Close and Swallow Close, Felixstowe

118. The allocation is carried forward from the FPAAP and is situated adjacent to the proposed Garden Neighbourhood. To be consistent with national policy as set out in paragraph 172 of the Framework, the Policy and text should be amended to ensure that the potential effects of the scheme on the Suffolk Coast and Heaths AONB are considered, and to be effective the Policy should address the issue of foul drainage (**MM53**).

Policy SCLP12.5: Land at Brackenbury Sports Centre

119. The allocation for the redevelopment of the Brackenbury Sports Centre for housing is related to the development of the Garden Neighbourhood, where replacement leisure facilities would be provided. The Policy should be amended so as to be consistent with national policy for the development of open space, sports and recreational buildings and land as set out in paragraph 97 of the Framework. This is to ensure that development of the site would not take place before replacement facilities with equivalent or better provision are provided. Also, the Policy should address how the significance of the nearby listed building would be safeguarded to accord with national policy as expressed in the Framework. In addition, to be effective, the Policy should

also set out the requirements in respect of wastewater. These matters are addressed by **MM54**.

Policy SCLP12.8: Land at Bridge Road, Felixstowe

120. This employment allocation is brought forward from the FPAAP and relates to an existing employment area. The Policy should be amended to address a typographic error and separate the two distinct elements of criterion e) for clarity and to be effective. To be effective, the Policy should also set out the requirements in respect of wastewater (**MM55**).

Policy SCLP12.9: Land at Carr Road/Langer Road, Felixstowe

121. The site is also carried forward from the FPAAP and relates to an existing employment area. To be consistent with national policy as set out in paragraph 182 of the Framework, the Policy should be amended to ensure development would be integrated effectively with the ongoing use of the adjacent Water Recycling Centre in terms of odour risk and that any development would not give rise to unreasonable restrictions being placed on the activities of the existing water recycling centre (**MM56**).

Policy SCLP12.14: Spa Pavilion to Manor End

122. The Policy relates to an area of Felixstowe which hosts a number of traditional seaside business uses. The Policy and supporting text should be amended to be consistent with national policy for the historic environment through addressing the issue of the significance of the Conservation Areas, Registered Parks and Gardens and architectural heritage (**MM58**).

Policy SCLP12.16: Felixstowe Leisure Centre

123. The Felixstowe Leisure Centre site is allocated for redevelopment with the existing leisure facilities being replaced at the Garden Neighbourhood. Through **MM59**, the Policy should be amended so as to be consistent with national policy for the development of open space, sports and recreational buildings and land as per paragraph 97 of the Framework. This is to ensure that the replacement facilities would provide equivalent or better provision in terms of quality and quantity. The Policy should also address how the significance of the Conservation Area would be protected so as to accord with national policy. In addition, to be effective, the Policy should also set out the requirements in respect of wastewater. Criterion i) in relation to the provision of 'limited residential on upper floors' is not clear and should be deleted.

Policy SCLP12.18: Strategy for Communities Surrounding Ipswich

124. The East of Ipswich is identified as a Major Centre in the settlement hierarchy. A significant proportion of new housing development for the Plan period is proposed at the Major Centre, including the committed site for around 2,000 dwellings at Brightwell Lakes (SCLP12.19) with new housing allocations at Humber Doucy Lane (SCLP12.24) which would form part of the Ipswich Garden Suburb development, and at the Police Headquarters at Martlesham Heath (SCLP12.25). A new employment land allocation is also made at land at Felixstowe Road, Nacton (SCLP 12.20).

125. Whilst some participants have questioned the level of housing development proposed for the communities surrounding Ipswich, I am satisfied that a significant proportion of the overall dwelling requirement is allocated to the area consistent with the spatial strategy of the Plan. The overall level of development proposed reflects the position of the East of Ipswich in the settlement hierarchy and is justified.
126. To be effective, the Policy and text should be amended to set out that development should contribute to sustainable transport and promotion of modal shift in order to contribute to the delivery of the proposed sustainable transport measures in and around Ipswich. These measures are necessary to enable development by mitigating the effects of new development on the transport network (**MM60**). The Policy and text should also be amended as a consequential modification to that in respect of Policy SCLP12.24; Land at Humber Doucy Lane (**MM60**).

Policy SCLP12.19: Brightwell Lakes

127. Brightwell Lakes is a master planned site with outline permission for 2,000 dwellings which was proposed as an area of strategic development in the Suffolk Coastal District Council's Core Strategy. The Policy and text should be amended to ensure that heritage assets, a number of Scheduled Monuments, within and in close proximity to the site, are conserved in an appropriate manner consistent with national policy as set out in the Framework in the detailed implementation of the site (**MM61**).

Policy SCLP12.20: Land at Felixstowe Road

128. The proposal is for the allocation of about 22.5 hectares of employment land adjacent to the junction of the A12 and A14 roads at the Seven Hills roundabout close to the AONB. The Policy and text should be amended to ensure that designated heritage assets and nearby Scheduled Monuments at Seven Hills Cemetery, are conserved in an appropriate manner consistent with national policy as set out in the Framework. In addition, to be effective, the Policy should set out requirements for sustainable transport, foul sewerage and in respect of whether sand and gravel resources on site may be utilised in the development (**MM62**).

Policy SCLP12.21: Ransomes, Nacton Heath

129. The site is allocated for 30 hectares of employment land in the SAASP DPD and has outline planning permission. Whilst the site is situated in the Suffolk Coasts and Heaths AONB, it has been physically separated from the rest of the AONB by the A14 Road. Although the site is already committed, I nevertheless have regard to the duty imposed on me by Section 85 of the Countryside and Rights of Way Act 2000 (CRoW Act). Having regard to the statutory purpose of conserving and enhancing the natural beauty of the AONB, I consider that through criterion a) the Policy would be effective in conserving and enhancing the landscape and natural beauty of the AONB. The Policy should however confirm requirements for foul drainage so as to be effective (**MM63**).

Policy SCLP12.22: Recreation and Open Space in Rushmere

130. The Policy seeks to provide protection to the open space between Ipswich and Rushmere village to prevent coalescence between the settlements. This continues the policy approach established in previous development plans. The land designated is primarily in sports and recreation uses. To be effective, the Policy and text should be amended so that it is clear that the settlements would remain separated by green spaces, whilst allowing these areas to continue to contribute to meeting the recreational needs of the District and also the neighbouring Ipswich Borough. This would include provision of necessary development associated with the continued use of land for outdoor sports and recreation, provided that the separation of the two settlements would not be prejudiced (**MM64**).

Policy SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)

131. The Policy is concerned with the designation of two parcels of land for public open space to be provided in association with the new Ipswich Garden Suburb development within the neighbouring Ipswich Borough. To be consistent with paragraph 170 of the Framework, the Policy should be altered to seek net gains for biodiversity (**MM65**).

Policy SCLP12.24: Land at Humber Doucy Lane, Rushmere St Andrew

132. The proposed allocation is situated adjacent to the boundary with Ipswich Borough and has arisen as a result of cooperation between the two authorities as a cross border location for development. The land would be developed as part of a master planned approach with land in Ipswich Borough, from where it would be accessed. Given this, the Policy and text should be amended to make it clear that it would be developed only in conjunction with the adjoining land in Ipswich. Consequently, it would not be effective for the Policy to seek to phase the development, when its implementation would depend on development in Ipswich Borough (**MM66**). Should the adjoining land not be allocated in Ipswich Borough through the emerging local plan, which is at present at the early stages in examination, the site would be unlikely to come forward and this would be a matter to be addressed in a subsequent review of this Plan.

133. To be effective, the Policy criteria and text should be amended to be clear that adequate provision is made for primary school places and that development preserves the settings of nearby listed buildings. The Policy and text should also set out that a project level Habitats Regulations Assessment is required, given the findings of the HRA for the Plan (**MM66**).

Policy SCLP12.25: Suffolk Police HQ, Portal Avenue, Martlesham

134. The Suffolk Police Headquarters site is allocated for the development of 300 dwellings and it is anticipated that the site would come forward as part of a programme of re-provisioning of Police facilities in the county, the details of which are not yet determined. Whilst the Policy is amended to confirm this to be effective (**MM67**), it does not seek to impose any phasing requirements on the development relating to the cessation of Police use of the site. The made Martlesham Neighbourhood Plan (MNP) recognises the modern planned village

aspects of Martlesham Heath and its attractive low density housing areas. The allocated site is situated to the north of the planned village and whilst Policy SCLP12.25 will be effective in seeking to protect the wider context of Martlesham Heath, the text should be amended to state clearly that the scheme should incorporate a mix of housing which contributes to a high quality design (**MM67**).

135. The MNP also recognises a lack of housing choice and particularly of smaller properties and housing for older people in the area. This accords with the plan wide findings set out in the SHMA update. To be positively prepared, the Policy should be amended to include the provision for housing for older people to ensure that the scheme contributes towards meeting the significant local need identified for housing for this group (**MM67**).
136. The site includes a number of existing sports pitches and the Policy and text should be amended to be consistent with national policy for sport and recreation as set out in paragraph 97 of the Framework (**MM67**). The Policy and text should ensure that heritage assets, which include several Scheduled Monuments, are conserved in an appropriate manner consistent with national policy as set out in the Framework (**MM67**). Additionally, to be effective the Policy should include a requirement for an ecological survey and provision of any necessary mitigation (**MM67**).
137. The existing Police Investigation Centre (PIC) is anticipated to be retained in use by the Police. It has since been confirmed that some Police presence would also be retained at Rhodes House nearby, after the relocation of the Headquarters. Nevertheless, in accordance with paragraph 91 of the Framework, the Policy should be amended to ensure that the development of the Police Headquarters has regard to the continued use of the nearby PIC so that fear of crime does not undermine the quality of life for future and existing residents (**MM67**).

Policy SCLP12.29: South Saxmundham Garden Neighbourhood

138. The proposed South Saxmundham Garden Neighbourhood (SCLP12.29) is intended to provide approximately 800 homes, community facilities, employment land and open space, through a master-planned development. The development is one of the key elements in the strategy for growth expressed in Policy SCLP3.1. Saxmundham is designated as a Market Town in the settlement hierarchy, where, along with the Major Centres, the largest levels of growth are proposed.
139. The indicative draft masterplan illustrates an area of employment land to the west of the A12, residential development and a community hub between the A12 and the railway and open space, including SANG to the east of the railway. It is feasible to achieve the 'built elements' of the allocation, approximately 800 homes and a community hub on the land identified between the A12 road and the railway line with the employment land to the west of the A12. Whilst some representors have raised concern about the proposed access for the site onto the A12 road, I am satisfied that it is feasible to create safe and suitable access for the site and that this matter is addressed adequately in the Policy.

140. The site was considered through the HRA, including the appropriate assessment. The HRA recognises that the nearest European sites (the Sandlings, the Alde Ore and Minsmere-Walberswick) are approximately 5 to 7 km away and that SANG is required to be a viable avoidance/mitigation measure at the site. The HRA includes principles and good practice to inform the detailed master planning process and project level HRAs. The size of the SANG should be guided by the principles set out in the HRA, but be informed by locally relevant information through a project level HRA.
141. The area identified to the east of the railway as part of the allocation is indicatively illustrated for open space and SANG in the submitted Plan and is proposed to be included in the settlement boundary where Policy SCLP3.3 would apply. That is to say that development there would be acceptable in principle. Given that this land is not required for built development, its inclusion in the settlement boundary is not necessary. In addition, part of this area is an area of land known as 'The Layers', which has some significance to local people and provides an open rural setting for several listed buildings as confirmed through the Council's South Saxmundham Garden Neighbourhood Heritage Impact Assessment (SSGNHIA).
142. Whilst there is some disagreement regarding the amount of SANG required, this would be determined through the master planning of the site in a project level HRA. The land within the allocation to the east of the railway is included for SANG/open space only. This land has been promoted for development through the Plan process, with part of it being in a different ownership to that of the majority of the proposed allocation. The promoter and landowner who have been promoting their land separately, have stated that the land is not available for SANG/open space only and would not be available during the plan period for such use.
143. The actual requirement for SANG/open space will be determined through the master planning process and the project level HRA. The master planning process could result in a housing layout and amount of housing which could come forward with the necessary SANG/open space provision, without having to use the whole of the land to the east of the railway. In that case, the land which is not required would remain in its existing use.
144. If the SANG requirement as determined through the master planning process and project level HRA could not be otherwise met without the use of some of this disputed land, it would be open to the Council to consider whether it wished to use its statutory powers to acquire the necessary land or whether alternative SANG provision should be made. I consider it sound therefore to include all the land proposed to the east of the railway within the allocation.
145. It may well be that the issue of the provision of SANG/open space would mean that the site should be considered as being 'developable', rather than deliverable in terms of the Framework. However, given the level of existing commitments and development proposed through this Plan, along with the modest contribution that this site is expected to make in the first five years of the Plan period as indicated in the housing trajectory, should the site fall under

the developable category, this would only have a marginal effect on the five year supply of housing, which would be significantly above what is required in any event.

146. I find that the Policy is sound in making provision for a one form entry primary school on a 2.2 hectares site to meet educational needs. In addition, having considered the whole plan viability study, I am satisfied that the site is capable of being viably delivered during the Plan period and that the consideration of the site in the whole plan viability assessment was adequate.
147. Development of the Garden Neighbourhood has the potential to have an adverse effect on the settings of a number of designated heritage assets including the Grade II* listed Church of St John the Baptist and the Grade II listed Hurts Hall, Crown House, The White House & Monks Cottages and Benhall Stores, and the Saxmundham Conservation Area. An assessment of the significance of these assets has been undertaken in the SSGNHIA. The proposed allocation as amended by MM68 would not include any built elements within the land to the east of the railway, with the land providing for SANG/open space, and for that not required, remaining in its present use.
148. The details of the SANG/open space provision are not before me. However, the land required for SANG/open space should provide an appropriate buffer to ensure that development could come forward without harm to the settings of the designated heritage assets. The final details would be agreed as part of the master planning and planning application processes including a site specific heritage impact assessment (HIA) as required by the amended Policy.
149. The development of the Garden Neighbourhood would bring forward considerable public benefits, including significantly boosting the supply of housing, provide community facilities and employment land to be weighed against any harm to the significance of the designated heritage assets. Consequently, I am satisfied that the allocation of the site is appropriate in terms of the Framework. The amendments to criterion j include that the design and development of the site should have regard to the SSGNHIA, which would provide a starting point in assessing significance and to clarify that a site specific HIA is required (**MM68**).
150. Policy SCLP12.29 should be amended so that it is clear that this area of land, through the proposed allocation, is intended to provide open space and SANG, or to remain in its current use and is not for built development, which is not justified (**MM68**).
151. The Policy and text should be modified to clarify how green infrastructure and access between different areas of the Garden Neighbourhood should be provided (**MM68**). In addition, to be effective, the Policy should be amended to show the corrected site area and to clarify the requirements for the provision for early years education facilities, foul drainage requirements and in respect of whether sand and gravel resources on site may be utilised in the development (**MM68**). I have addressed a formatting error in the MM where

the word 'adjoining' was shown in error in bold text in the changes to paragraph 12.288. This minor change will not prejudice any party.

152. On adoption of the Plan, the Council should adopt an amended Policies Map which excludes the area to the east of the railway from the settlement boundary and to clearly identify that the proposed use of that land is for open space, SANG and existing uses.

Policy SCLP12.32: Former Council Offices, Melton Hill

153. The allocation relates to the redevelopment of the former Suffolk Coastal Council Offices at Melton Hill. To be effective, the Policy should set out requirements for foul sewerage (**MM70**) and supporting text in paragraph 12.336 regarding the historic environment should be amended to refer to the prehistoric settlement and group of barrows at Sutton Hoo.

Policy SCLP12.33: Land at Woodbridge Town Football Club

154. It is proposed that 4.16 hectares of land at Woodbridge Town Football Club is allocated for approximately 120 dwellings. To be consistent with national policy as set out in paragraph 97 of the Framework, the Policy and text should be amended so that it is clear that the sporting facilities would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. To secure continuity of use and security of provision, the replacement sports facilities should be available for use prior to the implementation of the allocated housing development. If this is not the case, this will need to be justified and an appropriate alternative timescale securing the delivery of the replacement provision proposed and agreed with the Council (**MM71**).

Policy SCLP12.34: Strategy for the Rural Areas

155. The strategy for the Rural Areas is broadly consistent with national policy through seeking to support and enhance the vitality of rural communities and the visitor experience, whilst protecting and enhancing landscapes and the natural and built environments. For internal consistency, to make the plan effective and to accord with national policy for the historic environment as set out in the Framework, Policy SCLP12.34 should be amended by the deletion of the word 'valuable' in criterion g) (**MM72**).

Policy SCLP12.38: Levington Park, Levington

156. The allocation is carried forward from the SAASP DPD and relates to an existing employment area. Due to the proximity of the site to the Suffolk Coasts and Heaths AONB, the Policy should be amended to include a criterion requiring a landscape and visual assessment to ensure that the landscape and scenic beauty of the AONB is conserved (**MM74**).

Policy SCLP12.46: Land to the South of Station Road, Campsea Ashe

157. Campsea Ashe is identified as a 'Small Village' in the settlement hierarchy. The allocated site is situated outside of the settlement boundary, in part of the village with a dispersed settlement pattern to the east of the railway. In accordance with paragraph 78 of the Framework, the site allocation should

assist in enhancing or maintaining the viability of this rural community. The Policy addresses the issue of the settings of nearby listed buildings. The effects upon the significance of the listed buildings would be addressed in the development management process by Policies SCLP11.3 Historic Environment and SCLP11.4: Listed Buildings. To be effective the Policy should be amended to address the issue of foul sewerage (**MM80**).

Policy SCLP12.47: Land behind 15 St Peters Close, Charsfield

158. The site is allocated for about 20 dwellings. Given the evidence of protected species, the Policy and text should be amended so as to require an ecological survey, to minimise impacts on biodiversity consistent with national policy as set out in paragraph 170 of the Framework (**MM81**). To be effective, the Policy should also be amended to address the issue of foul sewerage (**MM81**).

Policy SCLP12.48: Land to the South of Darsham Station

159. The site is allocated for mixed use development of about 120 dwellings and employment uses. To be effective and to mitigate landscape impact, the Policy and text should be amended to clarify that the expected location for employment development is in the northern part of the site and that landscape planting should reflect the adjacent parkland. To be effective, the Policy and text should be amended to reflect recent changes to the boundary of the Yoxford Conservation Area. In addition, the Policy should be amended to address the issue of foul sewerage (**MM82**).

Policy SCLP12.49: Land North of The Street, Darsham

160. Darsham is identified as a Small Village in the settlement hierarchy. Whilst I have taken into account the level of development which has taken place in the village in recent years, I find the proposed allocation for about 25 dwellings acceptable in principle. The Policy as submitted sought access either from the Street or via the adjacent Millfields development. However, there are uncertainties as to the deliverability of an access from Millfields. To be effective, the Policy criteria should be amended so that the site access requirements are consistent with those of other allocations (**MM83**) in seeking provision of a safe and suitable access. In addition, the Policy should be amended to address the issue of foul sewerage and paragraph 12.529 should be corrected to read 25 dwellings to be consistent with the Policy (**MM83**).

Policy SCLP12.50: Land off Laxfield Road, Dennington

161. Dennington is identified as a Small Village in the settlement hierarchy. The western part of the site, about 0.6 hectares, is currently allocated in the SAASP DPD for 10 dwellings. The submitted Plan seeks to allocate about 2.04 hectares of land for approximately 50 dwellings. Given the location of the site on the periphery of the village, within the settings of the adjacent Conservation Area and nearby Listed Buildings, and having regard to the prevailing grain of the village, the development of the site for 50 dwellings would give rise to a density of development unlikely to be consistent with the character and appearance of the settlement. The Policy and text along with table 3.3 should be amended to alter the number of dwellings to 35, along with alterations to address the issue of foul sewerage (**MM84**). I am satisfied

that the net density of development would be such that the site, in terms of the Whole Plan Viability Study (D38) would be viable on this basis.

Policy SCLP12.51: Land to the South of Eyke CoE Primary School and East of The Street, Eyke

162. Eyke is identified as a Small Village in the settlement hierarchy. The site is allocated for 65 dwellings with land for school expansion. The allocation falls within the AONB. I have had regard to the duty imposed on me by Section 85 of the CROW Act and to the purpose of conserving and enhancing the natural beauty of the AONB. I consider that through the Policy requirements, the Policy would be effective in conserving and enhancing the landscape and natural beauty. To be effective the Policy and text should be altered to address the potential use of on-site sand and gravel resources in the development (**MM85**).

Policy SCLP12.52: Land to the West of Chapel Road, Grundisburgh

163. Grundisburgh is identified as a Large Village in the settlement hierarchy and the submitted Plan includes the proposed allocation of around 3.47 hectares of land for around 70 dwellings, with vehicular access taken from Chapel Road. In principle, the scale of the proposed allocation is consistent with the position of Grundisburgh in the settlement hierarchy. The proposed access as set out in the submitted Plan, onto Chapel Road is not feasible, due to its narrow width, lack of footways and the inability for it to be suitably widened. The allocation as submitted is therefore unsound as it is inconsistent with national policy as expressed in the Framework as safe and suitable access cannot be achieved for all users.

164. The allocation site should be amended so that vehicular access can be taken off Park Road to the south, where sufficient width of public highway should allow safe and suitable vehicular access to be achieved (**MM86**). The number of dwellings indicated remains at 70 to reflect that the amendments to the site area are principally made to facilitate access for the site, allowing sufficient space for that, open space and to safeguard the setting of the nearby Grundisburgh Hall Historic Park and Garden.

165. The Policy should be amended to make clear that the provision of safe and suitable pedestrian access to services and facilities in the village is required so as to be consistent with national policy (**MM86**). The supporting text provides information on drainage requirements which requires clarification (**MM86**). The changes to the proposed allocation require a change to the Policies Map which does not form part of the MM which the Council should make separately on adoption of the Plan.

166. The proposal has attracted a considerable number of representations. The policy criteria as amended would be effective and should allow for the appropriate development of the site in terms of pedestrian access to the village services and facilities, provide for affordable housing, housing for older people and for public open space, ensure that the design and layout of the site is sympathetic to the setting of Grundisburgh Hall Historic Park and Garden, address flood risk issues and mitigate any ecological effects.

Policy SCLP12.54: Land North of the Street, Kettleburgh

167. Kettleburgh is identified as a Small Village in the settlement hierarchy. Whilst I have regard to the amount of development which has taken place in the village, the proposed allocation is consistent with the status of the village in the settlement hierarchy. The allocation in the submitted Plan relates to a part of a field which forms a gap in the built frontage along The Street. It is proposed that the site is allocated for approximately 16 dwellings. However, that would give rise to a higher density of development than the surrounding area which would not be reflective of the character and appearance of the area. To be effective, the allocation should be amended so that the site area is increased to 0.75 hectares to include the whole of the field (**MM88**). This requires a change to the Policies Map which does not form part of the MM which the Council should make separately on adoption of the Plan. In addition, to be effective, the Policy should be amended to address the issue of foul sewerage (**MM88**).

Policy SCLP12.57: Land at Bridge Road, Levington

168. Levington, is identified as a Small Village in the settlement hierarchy and the site is allocated for approximately 20 dwellings. To be effective, the text in paragraph 12.642 should be amended to refer to contributions being necessary towards facilities at Ipswich Library (**MM91**).

Policy SCLP12.58: Land North of Mill Close, Orford

169. Orford is a Large Village within the settlement hierarchy and the proposed allocation, which is carried forward from the SAASP DPD, is appropriate in scale with the village and its position in the settlement hierarchy. The allocation falls within the AONB. Whilst the site is already committed in the development plan, I nevertheless have had regard to the duty imposed on me by Section 85 of the CRoW Act and have had regard to the purpose of conserving and enhancing the natural beauty of the AONB. I consider that through the Policy requirements, the Policy would be effective in conserving and enhancing the landscape and natural beauty.

Policy SCLP12.59: Land adjacent to Swiss Farm, Otley

170. Otley is identified as a Large Village and the proposed allocation for approximately 60 dwellings is reflective of the position of the village in the settlement hierarchy. The allocation boundary bisects a cluster of farm buildings. The Policy and text should be amended to include provision for a contaminated land assessment given the potential for the site to contain contaminants, to be consistent with paragraph 178 of the Framework. In addition, the policy and text should address the future relationship between the proposed houses and any retained farming activities so as to ensure acceptable living conditions for future occupiers and suitable mitigation employed so that new development can be integrated effectively with the existing farm use as per paragraph 182 of the Framework (**MM92**). To be effective, the Policy and text should also be amended to require a Transport Assessment of the effects of the proposed development and in particular on the junction of the B1079 and B1080 roads to the south of Otley due to

potential capacity issues. The transport assessment is also expected to address any wider transport effects of the development (**MM92**).

Policy SCLP12.60: Land adjacent to Farthings, Sibton Road, Peasenhall

171. Peasenhall is identified as a Small Village in the settlement hierarchy and the scale of development proposed, approximately 14 dwellings, is appropriate for the position of the village in the hierarchy. Concerns have been expressed regarding the effect of the proposal on the character of the village, about transport effects of the scheme and flood risk. These matters are addressed effectively by the Policy criteria. To be effective, the requirements for foul sewage disposal should however be clarified so that the requirement relates to the wider sewerage network (**MM93**).

172. The site was made available for development through a landowner submission to the First Draft Local Plan. Although representations question whether the site is available, on balance, I consider that it should be considered as being developable in terms of the Framework, as there is a reasonable prospect that it will be available and viably developed at the point envisaged in the housing trajectory. The issue of flood risk and the sequential test has been considered above.

Policy SCLP12.61: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)

173. Whilst the proposed allocation falls within Pettistree Parish, it immediately abuts Wickham Market which is identified as a Large Village within the settlement hierarchy. To be effective, the Policy and text should be amended so that it is clear that the substantial landscape buffer would be provided at the southern boundary of the site to provide a 'soft' gateway to Wickham Market and to maintain a visual separation with the village of Pettistree (**MM94**). The requirements for foul sewage disposal should be clarified so that the requirements relate to the wider sewerage network, and the Policy amended in respect of whether sand and gravel resources on site may be utilised in the development to be effective (**MM94**). I have corrected a typographical error in the MM to criterion a) through the deletion of the words 'on a developed area'. This minor change will not prejudice any party and the consultation on the MMs adequately addressed this point in that the change was shown correctly in the track change version of the Plan which was published for consultation.

Policy SCLP12.62: Land West of Garden Square, Rendlesham

174. Rendlesham is identified as a Large Village in the settlement hierarchy. The allocation is proposed to be carried forward from the SAASP DPD for 50 dwellings. The site is close to the Rendlesham Water Recycling Centre and in accordance with paragraph 180 of the Framework, the Policy should ensure that the new development is appropriate for its location, taking into account the likely effects of pollution on health and living conditions. It is also necessary for the Policy to ensure that new development can be integrated effectively with the existing facility. The Policy as submitted refers to a 'minimum distance' from the Water Recycling Centre. This is not justified by evidence. To be effective, the Policy needs amending so that it is clear that

this matter should be addressed through the development management system by it being demonstrated that there would be no unacceptable effects on the living conditions of future occupiers and that the continuing operation of the Water Recycling Centre would not be affected (**MM95**). In addition, to be effective, the requirements for foul sewage disposal should be clarified so that it relates to the wider sewerage network (**MM95**). In this regard, it has been drawn to my attention in the MM consultation that criteria c and k are repetitious. I have therefore deleted criterion c. This does not change the meaning or effect of the policy and the interests of interested persons should not be harmed as a consequence.

175. The site is currently allocated for approximately 50 dwellings in the existing development plan with the same capacity proposed in this Plan. Having regard to the position of Suffolk County Council as Education Authority, it is clear that Rendlesham Primary School is close to capacity and that there is limited scope for new housing development, unless additional education provision is made. A further constraint in terms of housing numbers is presented by the capacity of Melton crossroads. Whilst I find the 50 dwelling figure sound, it would be for the development management process to determine the number of homes to be provided on site, following detailed assessments made of the circumstances at the time a planning application is made and decided. The policy provides sufficient flexibility for this.

Policy SCLP12.64: Land opposite The Sorrel Horse, The Street, Shottisham

176. This site is another carried forward from the SAASP DPD. Shottisham falls within the 'countryside' in this Plan, having previously been identified as a Service Centre in the settlement hierarchy. The allocation would fall within the AONB. Whilst the site is already committed in the development plan, I nevertheless have had regard to the duty imposed on me by Section 85 of the CRoW Act and have had regard to the purpose of conserving and enhancing the natural beauty of the AONB and consider that through the Policy requirements, the Policy would be effective in conserving and enhancing the landscape and natural beauty.

177. Whilst the Sorrel Horse is owned by a number of shareholders and I have had regard to comments from a number of them that they opposed the development of the site, on balance, in terms of the definition of 'developable' in the Framework, there appears to be a reasonable prospect that the site would be available and could be viably developed during the Plan period. To be effective, the Policy should clarify the requirements for sewage disposal (**MM97**).

Policy SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin

178. The proposed allocation is for 8.59 hectares of land to accommodate approximately 150 dwellings, a primary school and open space. The site at present has a role in preventing the coalescence of the Trimley villages. Whilst Policy SCLP10.5 is concerned with preventing coalescence of settlements, it is necessary for effectiveness to amend Policy SCLP12.66 and text to address the issue of coalescence specifically in regard to this allocation given its location, which could otherwise give rise to coalescence (**MM99**). To be effective, the Policy and text should also be amended to clarify that the

provision of pedestrian/cycle links should be within the countryside and not the AONB and the Policy should clarify the requirement for sewage disposal (**MM99**). The site is located within a Minerals Consultation Area as defined by the Mineral Planning Authority due to the presence of sand and gravel deposits. To be effective the Policy and text should be amended in respect of whether sand and gravel resources on site may be utilised in the development (**MM99**). The principle of significant housing provision proposed at Trimley St Martin which is designated as a Large Village, is not inconsistent with the strategy for Felixstowe or that of the wider Plan.

Policy SCLP12.69: Land West of the B1125, Westleton

179. Westleton is identified as a Small Village in the settlement hierarchy and the proposed allocation of 20 dwellings is consistent with this designation. The highway network in Westleton, like that of many Suffolk villages, does not meet modern standards in terms of road and footway widths, but I am satisfied that in principle, safe and suitable access can be achieved for all users for the proposed development. In this regard the Policy specifically requires provision of a pedestrian connection to existing footpaths to the village.

180. To be effective and to be consistent with national policy as set out in paragraph 170 of the Framework, the Policy should include a criterion requiring an assessment of the impacts of the development of the site on the Westleton Common County Wildlife Site (**MM100**). The requirements for foul sewage disposal should be clarified so as to be effective (**MM100**).

Policy SCLP12.70: Land at Cherry Lee, Darsham Road, Westleton

181. Westleton is identified as a Small Village in the settlement hierarchy and the site is allocated for approximately 15 dwellings. To be effective and for clarity the landscaping requirements and the requirements for foul sewage disposal should be set out (**MM101**).

Policy SCLP12.72: Land at Street Farm, Witnesham (Bridge)

182. Witnesham is identified as a Small Village and the proposed allocation for approximately 30 dwellings is reflective of the position of the village in the settlement hierarchy. The allocation is carried forward from the SAASP DPD. The allocation boundary bisects a cluster of farm buildings. The Policy should be amended to include provision for a contaminated land assessment, given the potential for the site to contain contaminants so as to be consistent with paragraph 178 of the Framework. In addition, it should address the future relationship between the proposed houses and any retained farming activities so as to ensure acceptable living conditions for future occupiers and suitable mitigation employed so that new development can be integrated effectively with the existing farm use as per paragraph 182 of the Framework (**MM102**). To be effective, the requirements for foul sewage disposal should be clarified so that the requirement relates to the wider sewerage network (**MM102**).

Policy SCLP12.10: Land at Haven Exchange, Felixstowe, Policy SCLP12.30: Land North-East of Street Farm, Saxmundham, Policy SCLP12.39: Land at Silverlace Green (former airfield) Parham, Policy SCLP12.40: Former airfield Parham, Policy

SCLP12.42: Riverside Industrial Estate, Border Cot Lane, Wickham Market, Policy SCLP12.44: Land South of Forge Close between Main Road and Ayden, Benhall, Policy SCLP12.45: Land to the South East of Levington Lane, Bucklesham, Policy SCLP12.53: Land South of Ambleside, Main Road, Kelsale cum Carlton, Policy SCLP12.55: Land to the rear of 31-37 Bucklesham Road, Kirton, Policy SCLP12.56: Land at School Road, Knodishall, Policy SCLP12.63: Land East of Redwald Road, Rendlesham and Policy SCLP12.65: Land off Howlett Way, Trimley St Martin

183. To be effective Policies SCLP12.10, SCLP12.30, SCLP12.39, SCLP12.40, SCLP12.42, SCLP12.44, SCLP12.45, SCLP12.53, SCLP12.55, SCLP12.56, SCLP12.63, and SCLP12.65 and as necessary, the supporting text to the Policies should be amended to address the issue of foul sewerage (**MM57, MM69, MM75, MM76, MM77, MM78, MM79, MM87, MM89, MM90, MM96, and MM98**).

Conclusion

184. Subject to the main modifications described above, the Area Specific Strategies, allocations and policies are sound.

Issue 5 – Whether the Plan adequately meets the business and employment needs of the Plan Area?

185. The submitted Plan is seeking to make allocations of B class employment land to meet the needs identified in collaboration with the ISPA local authorities. The baseline minimum employment land for B class uses to be provided in the IFEA has been agreed by the ISPA authorities to be around 50 hectares for the period 2018 – 2036. This is reflected in Policy SCLP2.1, which states that at least 30,320 jobs/ 49.8 hectares of employment land will be provided in the ISPA. The Suffolk Coastal employment land requirement is for 11.7 hectares of new allocated employment land. In addition to a number of existing allocations which are proposed to be carried forward into this Plan, the Plan is proposing 29.62 hectares of new employment land allocations at Felixstowe Road, Nacton (Policy SCLP12.20) and at south of Saxmundham (Policy SCLP12.29).

186. The assessment of the baseline minimum employment land needs has followed a reasonable methodology, consistent with the guidance set out in the PPG. Whilst some representors have questioned the employment growth assumptions, the evidence which underlies the baseline minimum employment land assessment is based upon reasonable assumptions for labour demand and job growth across different sectors of the economy for the Plan period. It is both proportionate and adequate.

187. Similarly, the assessment of employment land supply has been undertaken with a reasonable methodology, consistent with the PPG. It has considered the locational and premises needs for business and identified gaps in local employment land provision. The assessment of sites has been undertaken on a reasonable basis and has been subject to the requirements of SA and HRA.

188. The Nacton site (Policy SCLP12.20) is situated within the key property market areas for the business and professional services sectors in the Ipswich

Economic Area as defined in the Ipswich Economic Sector Needs Assessment (Document D3). The proposed allocation at Saxmundham (Policy SCLP12.29) would be in conjunction with the garden neighbourhood proposal. These sites together would meet the additional baseline need for employment land identified and allow some flexibility to ensure anticipated needs are met over the plan period. The approach to addressing baseline employment land needs is therefore sound.

Policy SCLP12.35: Land at Innocence Farm

189. The submitted Plan also includes an allocation of employment land specifically in relation to the Port of Felixstowe, for port related businesses and operations to support the continued viability of the Port. The site of about 67 hectares of land at Innocence Farm, Trimley St Martin (Policy SCLP12.35) would be for port related businesses and operations.
190. The Council's Port of Felixstowe Growth and Development Needs Study: Final Report (D1) recognises the Port of Felixstowe as the UK's largest and busiest container port and it is clearly very important to the economy of the local and wider area. Container trade forecasts have been made and translated into requirements for off port employment land. These requirements range from 26.3 hectares (low case) to 103.8 hectares (high case). The report recommends that the Council consider planning for at least a Central case (i.e. just under 67 hectares of land), to ensure that adequate space is made available for port-related growth and activity, should it be needed over the plan period.
191. Some time was spent at the hearing sessions discussing the supply of and demand for land and warehousing for the Port. There was also some discussion of the likely future container numbers to be handled and where they are likely to be dealt with in the UK. From what I have heard and read, the assessment for the Council in regard to the likely demand for B8 employment land arising from Port related activities for the Plan period appears ambitious and optimistic, particularly having regard to the existing pipeline of employment land in the Felixstowe area and that there has been no new warehouse building in the area for many years.
192. The Report (D1) also found that there was an existing pipeline supply of employment land that is in close proximity to the Port of Felixstowe and considered suitable for port-related activities at just over 67 hectares. Following the hearings, it was confirmed that there is planning permission on land at the Port of Felixstowe Logistics Park and at Clickett's Hill for B8 uses. In quantitative terms, there is sufficient employment land provision now to meet the projected needs at the Council's preferred 'Central case' as set out in the report (D1) for the plan period. However, I agree that the existing supply, due to the scale, location and nature of some of the sites is unlikely to meet the full central case need for the whole of the Plan period. However, were I to accept the Council's position in terms of the employment land needed for the Port, it is apparent that the existing pipeline of provision would be capable of meeting needs in qualitative terms for a considerable part of the Plan period.

193. Paragraph 22 of the Framework includes that strategic policies should look ahead over a minimum 15 year period from adoption to anticipate and respond to long-term requirements and opportunities. The Plan is making provision above the minimum forecast for general employment land needs for the Plan period and in quantitative terms sufficient land would be available to meet the needs of the Port identified by the Council. I consider that the Plan is making sufficient provision for employment and commercial development as per paragraph 20 of the Framework. Given the legal requirement that policies in local plans should be reviewed to assess whether they need updating at least every five years and then be updated as necessary, and having regard to the provision of employment land made in the Plan, I do not consider it necessary for soundness for the Plan to include a policy for the review of employment land provision. This is a matter which the Council will however no doubt keep under review through its local plan monitoring.
194. There was also some discussion at the hearings concerning the detail of the proposed allocation at Innocence Farm, including the proposed access, rail connection and potential environmental effects.
195. The Innocence Farm site is situated adjacent to the A14 road. Whilst Highways England considers that the site could be reasonably delivered without causing severe impacts on the A14, an all movement junction is required to serve the site. I agree with the Council, County Council and Highways England that this should be provided as early as possible in the development so as to prevent severe impacts on the highway network. Without such mitigation, the site could not be delivered as proposed. There is however, little evidence before me, as to the feasibility or costs of such a junction, how it would be funded, whether the site would be viable with the necessary junction provision or whether the site could be phased so that safe and suitable access could be achieved prior to an all movement junction being provided. In the absence of such information, I cannot conclude that the proposed allocation would be deliverable. The Council's Plan Viability Study (D38) provides me with no comfort in this regard.
196. The allocation also includes provision for rail infrastructure, which is identified as an opportunity for the site, rather than a requirement. The Innocence Farm site is not dependent upon the provision of the rail connection and infrastructure, but due to limited information, I cannot determine that this part of the proposal would be practical or achievable within the extent of the area proposed as shown on the Policies Map.
197. I have had regard to the Framework which in paragraph 80 includes that significant weight should be placed on the need to support economic growth and productivity, and in paragraph 82 includes that planning policies should recognise and address the specific locational requirements of different sectors, such as making provision for storage and distribution operations. However, I find that the Innocence Farm allocation is not adequately justified and it has not been shown that the proposal can be delivered over the plan period. Consequently, the Innocence Farm allocation (Policy SCLP12.35) should be removed from the Plan and consequential changes made (**MM73**). Given the provision of employment land otherwise being made being sufficient to meet the baseline employment land requirement and the extent of land available to

meet port related needs, there is no need to provide an alternative site to Innocence Farm.

Conclusion

198. Subject to the main modifications described above, the Plan adequately meets the business and employments needs of the area.

Issue 6 – Are the strategic policies for Major Energy effective and justified?

Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects

199. Policy SCLP3.4 is concerned with proposals for major energy infrastructure projects and to set an effective overall strategy, the Policy and the text should be amended to include the decommissioning of existing plant and facilities, particularly the ongoing project at Sizewell A Power Station (**MM8**).

200. Proposals for Nationally Significant Infrastructure Projects (NSIP) are considered against the designated National Policy Statements in a specific consenting process, rather than through the Town and Country Planning process. To be effective, the Policy and text should be amended so that it is clear as to how the Policy would be applied in the NSIP process (**MM8**).

201. The Policy as submitted is not consistent with national policy for planning obligations as set out in paragraph 56 of the Framework. The Policy criteria should be amended so that community benefit would be sought as mitigation of harm, rather than to 'compensate burden' and to seek, rather than require positive outcomes, so that it is consistent with the tests for planning obligations as set out in the Framework (**MM8**). In addition, the Policy and text should be amended so that the Plan sets a positive strategy for the conservation and enjoyment of the historic environment, consistent with paragraph 185 of the Framework. Furthermore, the text should address the consideration of alternative sites for major energy infrastructure outside of the AONB, so as to be consistent with paragraph 172 of the Framework (**MM8**). I have made a change to the wording of the MM to paragraph 3.57 to address a typographical error. I am satisfied that this change is minor in nature and will not give rise to prejudice to any party.

Conclusion

202. Subject to the alterations above, the Plan provides effective strategic policies for major energy.

Issue 7 – Does the Plan make sufficient provision for infrastructure?

203. The Plan contains a number of strategic policies which address the provision of infrastructure. Policy SCLP2.2 sets out the overall strategic approach to the provision of infrastructure and community facilities whilst Policy SCLP3.5 is concerned with the mechanisms for the delivery of infrastructure. The Infrastructure Delivery Framework sets out in detail the infrastructure required to support the proposals for growth set out in the Plan.

204. Policy SCLP2.2 as submitted supports the timely delivery of a number of key strategic infrastructure projects, including the Ipswich Northern Route, a new road intended to improve connectivity between the A12 and A14 road corridors. Suffolk County Council has since decided not to take forward the next stages of work on the Ipswich Northern Route and as the scheme is no longer to progress, the Policy and text should be modified accordingly removing references to the scheme (**MM1**). The text in paragraph 2.15 should be amended to delete reference to the Upper Orwell Crossings as that project is also not proceeding (**MM5**).
205. The ISPA authorities have assessed the potential impacts of growth proposed in the HMA on the highways network using the Suffolk County Transport Model. The modelling undertaken has identified that there would be a number of locations where the highways network is likely to experience issues related to capacity by the end of the Plan period in 2036, including the junctions on the A14 within the ISPA. The broad mitigation measures to address these identified impacts are set out in the Infrastructure Delivery Framework, which indicates funding from a variety of sources, including from new development, as required by Policy SCLP3.5.
206. The development proposed in the Plan if not mitigated, is likely to give rise to significant impacts on the transport network within the HMA. To be effective, the Plan should set out how the transport impacts of growth in the plan area will be addressed and mitigated (**MM5**). This would be through a package of incentives and sustainable transport improvements to routes, providing 'smarter choices', infrastructure and services, enabling and encouraging significant modal shift, along with a funding mechanism.
207. I conclude from the evidence that impacts on the highway network in terms of capacity and congestion outside of Ipswich arising from the development proposed in the Plan would be significant, but of a scale which could reasonably be viably mitigated to an acceptable degree consistent with paragraph 108 of the Framework, and that the Plan as amended by the MMs would address these matters adequately. As a consequence of **MM5** and to be effective, the Appendix I - Glossary and Acronyms needs to be amended to explain what is meant in the context of the Plan by the terms 'modal shift' and 'smarter choices' (**MM107**).
208. Policy SCLP3.5 is concerned with ensuring that necessary infrastructure is delivered in a timely way. To be effective and to be consistent with national policy for planning obligations and conditions as set out in paragraph 56 of the Framework, the Policy should be amended so that it is clear that development will be expected to contribute as necessary to infrastructure provision, rather than all development contributing, and whether this would be necessary or not. The Policy should also be amended to clarify the requirements in respect of water infrastructure as the Policy as submitted is unclear in this regard (**MM9**). The supporting text should include the recommended mitigation from the HRA in respect of the required infrastructure and treatment capabilities for phosphate, ammonia and nitrogen in order to ensure that there are no significant effects on European sites (**MM9**).
209. As consequences of the MMs to the Plan, a number of further alterations are needed to update the Infrastructure Delivery Framework as set out in

Appendix B of the Plan (**MM104**) and the Monitoring Framework in Appendix C of the Plan (**MM105**). I have amended the title of the hyperlink in MM104 to address changes in page numbering. This minor change will not prejudice any party.

210. Subject to the MMs set out above which are required for soundness, the Plan makes sufficient provision for infrastructure.

Issue 8:- Whether the Plan identifies Strategic Policies in accordance with national policy?

211. The Framework, in paragraph 21, sets out that Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross boundary issues), to provide a clear starting point for any non-strategic policies that are needed. National policy is clear that strategic policies should not extend to detailed matters that are more properly dealt with through neighbourhood plans or other non-strategic policies.

212. It is stated in paragraph 1.46 of the submitted Plan that all policies in the Plan are strategic policies. However, there are a number of Policies, such as SCLP4.10 Town Centre Environments and SCLP5.13 Residential Annexes, which are clearly non-strategic by being concerned with detailed matters which are not necessary to address the strategic priorities of the area. The Plan should be amended to set out strategic and non-strategic policies as per national policy (**MM3**). I am satisfied that the strategic policies look ahead over a minimum 15 year period from the anticipated adoption of the Plan consistent with paragraph 22 of the Framework.

213. Subject to the main modifications set out above, the Plan identifies strategic policies in accordance with national policy.

Issue 9 – Are the development management policies clear, justified and consistent with national policy and will they be effective?

Policy SCLP3.3: Settlement Boundaries

214. The Plan identifies settlement boundaries to define the built-up areas of settlements, with the areas falling outwith the defined settlements being defined as 'Countryside'. Settlement boundaries underpin a number of the Policies in the Plan and Policy SCLP3.3 is consequently a key strategic policy. The level of provision of new development through the Plan is such that the identified housing and employment land needs would be catered for in full, with adequate buffers to provide flexibility. The approach taken in the Plan in defining settlement boundaries to show the extent of settlements as identified in the settlement hierarchy is sound in principle and is necessary to identify where policies relating to the countryside apply. To be effective, the Policy should be amended to clarify that land allocated for development in the Plan which is outwith defined settlement boundaries is not defined as being in the countryside, and that development in the countryside would be carefully managed rather than being strictly controlled in order to be consistent with national policy as set out in paragraph 11 of the Framework (**MM7**).

Policy SCLP4.2: New Employment Development

215. Policy SCLP4.2 is concerned with the delivery of new employment development. The Policy as submitted is overly prescriptive and to be effective should be amended so that it is clear that development which would cause unacceptable adverse impact would not be supported, rather than development which would have an adverse impact. Additionally, to be effective, the assessment of schemes should also include the effect upon the living conditions of local residents. The policy should also clarify that applications for office development on sites which are not allocated in the development plan would be subject to sequential test requirements for main town centre uses to be consistent with national policy as set out in paragraph 86 of the Framework (**MM10**).

Policy SCLP4.3: Expansion and Intensification of Employment Sites

216. Policy SCLP4.3 is concerned with making effective use of employment land. To be effective, the Policy should be amended so that it is clear that development which would cause unacceptable adverse impact would not be supported and that the assessment of schemes should include the effect upon the living conditions of local residents. The policy and text should clarify that applications for office development on sites which are not allocated in the development plan would be subject to sequential test requirements in respect of main town centre uses to be consistent with national policy (**MM11**).

Policy SCLP4.5: Economic Development in Rural Areas

217. Policy SCLP4.5 is consistent with the aim in national policy of supporting a prosperous rural economy. To be consistent with paragraph 83 of the Framework, the Policy and text should be amended to refer specifically to agriculture. To be effective, the policy should be clear as to when additional community, cultural or tourism benefits would be sought (**MM12**). I have corrected a typographical error in MM12 by deleting 's' after the word 'function' in the last paragraph of the Policy. This minor change will not prejudice any party.

Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use

218. The Policy is concerned with the employment use of rural buildings and would enable the growth and expansion of rural businesses. However, as submitted it is not consistent with paragraph 109 of the Framework in respect of effects on highway safety, or clear and effective as to the requirements for the conversion and replacement of rural buildings for employment use. The Policy should be amended accordingly (**MM13**).

Policy SCLP4.7: Farm Diversification

219. Whilst the Policy should enable the development and diversification of agricultural and other land based businesses, as submitted, it is overly prescriptive. To be effective, the Policy should be amended so that it is clear that development which would cause unacceptable adverse impact would not be supported, rather than development which would have an adverse impact (**MM14**).

Policy SCLP4.9: Development in Town Centres

220. The Policy, amongst other things, seeks to safeguard the retail function of Primary Shopping Areas consistent with the national policy of ensuring the vitality of town centres. As submitted, the Policy and text are unclear as to how the Policy would be applied in the development management process. To be effective, the text should be amended to set out how the baseline percentages of retail units in town centres would be applied in considering development proposals in primary shopping areas (**MM15**).

Policy SCLP5.4: Housing in Clusters in the Countryside

221. The Policy would bring forward small developments in rural areas and help provide a good mix of sites, contributing to the provision of at least 10% of the housing requirement on sites no larger than one hectare, consistent with paragraph 68 of the Framework. Whilst the Plan is clear in paragraph 5.21 as to the size definitions of clusters of dwellings, to be effective, the Policy should be amended so that it is clear as to how it would be applied in the AONB and the supporting text should be amplified so that it is clear as to what constitutes a 'close group of dwellings'. The requirement in the Policy for development to be supported by the local community is not justified and is inconsistent with national policy which, whilst requiring planning policies to be responsive to local needs, does not require such development to have community support. The Policy should be amended to refer to meaningful and effective community engagement having taken place (**MM16**).

Policy SCLP5.12: Houses in Multiple Occupation

222. The Policy supports proposals for houses in multiple occupation where specified development management criteria are met. To be effective, it should be amended to clarify the transport requirements and to be consistent with paragraph 102 of the Framework, in that opportunities to promote walking, cycling and public transport use are identified and pursued (**MM20**).

Policy SCLP5.13: Residential Annexes

223. Policy SCLP5.13 provides development management criteria for proposals for residential annexes. The policy and text should be amended to clarify the requirements of the Policy in regard to planning conditions and planning obligations to be effective and to ensure consistency with national policy as set out in the Framework (**MM21**).

Policy SCLP5.15: Residential Moorings, Jetties and Slipways

224. Consistent with paragraph 61 of the Framework, the Policy addresses the specific requirements for residential moorings, jetties and slipways. Given the potential for such developments to affect habitats sites, to be effective, paragraph 5.81 of the text should be amended to clarify all the consenting bodies and the requirements under the Habitats Regulations (**MM22**).

Chapter 6 Tourism

225. To be consistent with national policy for conserving and enhancing the historic environment set out in the Framework, paragraph 6.2 of the text should refer to the historic environment (**MM24**).

Policy SCLP6.2: Tourism Destinations

226. The Policy is consistent with national policy as expressed in the Framework in that it helps create the conditions in which tourism businesses can invest, expand and adapt. To be effective, the Policy should be amended to clarify the requirements under the Habitats Regulations (**MM25**).

Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast

227. The Policy is concerned specifically with tourism development in the AONB and Heritage Coast, where the highest status of protection in relation to landscape and scenic beauty apply. The Policy as submitted includes a criterion that development should be of an appropriate scale for its surroundings, setting a threshold of 10 pitches or units of tourist accommodation. This threshold is not justified and should be deleted. The Policy and text should be amended so that they would be effective in conserving and enhancing the landscape and scenic beauty of the AONB and to be consistent with national policy (**MM26**). I have addressed a formatting error in the MM by removing bold text from the word 'an' in criterion b. This minor change will not prejudice any party.

Policy SCLP6.4: Tourism Development outside of the AONB

228. The Policy seeks to support the growth of the tourism industry, which is an important sector in the local economy. To be effective and consistent with national policy as expressed in the Framework in paragraph 170, the assessment criteria in part c), should include the effects on landscape character (**MM27**).

Policy SCLP6.5: New Tourist Accommodation

229. The Policy is concerned with the provision of accommodation for tourism, and to be effective, should be amended to clarify that outside of settlement boundaries, new tourism accommodation would be permitted through the conversion of buildings. In addition, to be effective, the Policy and text should be amended to clarify the use of occupation restrictions for tourist accommodation and to ensure compliance with national policy as set out in the Framework in regard to the use of planning conditions and planning obligations (**MM28**).

Policy SCLP7.1: Sustainable Transport

230. Policy SCLP7.1 sets out specific development management criteria in respect of sustainable transport. The Policy and text should be amended as a result of consequential changes arising from the amendments to Policy SCLP2.2 (**MM1**) regarding the delivery of the necessary transport mitigation measures identified (**MM29**). To be consistent with paragraph 102 of the Framework, the Policy and text should be amended in respect of opportunities to promote

sustainable transport and clarify that improved provision to public transport would be sought in both urban and rural areas (**MM29**).

Policy SCLP7.2: Parking Proposals and Standards

231. Policy SCLP7.2 is concerned with vehicle parking. To be consistent with national policy in paragraph 16 of the Framework which states that Plans should contain policies that are clearly written and unambiguous, the requirement for compliance with the Suffolk Guidance for Parking should be amended in the Policy and text as this document is not part of the development plan (**MM30**). I have amended the reference to the Suffolk Guidance for Parking in the MM to paragraph 7.16 to reflect the latest version of the document. I am satisfied that this change does not give rise to prejudice to any party.

Policy SCLP8.2: Open Space

232. As submitted, the Policy is inconsistent with national policy as set out in paragraph 97 of the Framework, which sets out the circumstances when existing open space, sports and recreational buildings including playing fields may be built on. It should be amended to be consistent with national policy (**MM31**). To be effective, the term 'open space' in Appendix I – Glossary and Acronyms should be clarified (**MM107**).

Policy SCLP8.3: Allotments

233. The Policy is consistent with paragraph 91 of the Framework in enabling and supporting healthy lifestyles. To be effective, the Policy should be amended to delete criterion d) which is a duplication of criterion a) (**MM32**).

Policy SCLP9.1: Low Carbon and Renewable Energy

234. The Policy is concerned with the provision of low carbon and renewable energy and the Plan has been prepared consistent with paragraph 151 of the Framework. It sets out criteria for the consideration of low carbon and renewable energy schemes, except for onshore wind proposals which should be located in an area identified as being suitable for such development in a Neighbourhood Plan. To be effective as a strategic policy, the Policy and text should be amended to provide a clear starting point for non-strategic policies to be set out in neighbourhood plans and it should be amended to include the assessment of effects on the AONB to be consistent with paragraph 172 of the Framework. Criterion c) which is concerned with community benefits is inconsistent with national policy for planning conditions and obligations as expressed in the Framework and should be deleted (**MM33**).

Policy SCLP9.3: Coastal Change Management Area

235. The Policy is concerned with coastal change management consistent with national policy on coastal change as set out in the Framework. To be consistent with national policy in paragraph 16 of the Framework, the requirement for compliance with Shoreline Management Plans and/or endorsed Coastal Strategy should be amended in the Policy and text as these documents are not part of the development plan (**MM34**).

Policy SCLP9.5: Flood Risk

236. To be effective and to manage flood risk from all sources consistent with national policy set out in the Framework, the Flood Risk Policy should address the issue of surface water which gives rise to sewer flooding (**MM35**).

Holistic Water Management

237. The text in paragraph 9.61 should be amended to ensure that the conclusions of the HRA are fully addressed to accord with the Habitats Regulations. In addition, to be effective, the requirements for the phasing of development in relation to provision of wastewater infrastructure should be confirmed (**MM36**).

Policy SCLP10.1: Biodiversity and Geodiversity

238. The Policy is broadly consistent with paragraph 170 of the Framework in seeking to contribute to and enhance the natural environment. The Policy would adequately distinguish between the hierarchy of international, national and locally designated sites through its application. To be effective, the Policy and text should be amended so that it is clear as to what is required regarding the Habitats Regulations and the reference to the Recreational Disturbance Avoidance Strategy updated, now it is in place (**MM37**). Additional text should be inserted after paragraph 10.26 to ensure that the conclusions of the HRA are properly incorporated into the Plan (**MM38**). The text in paragraph 2.17 and in the key issues for the plan in paragraph 1.32 should also be amended to seek net gains in biodiversity consistent with paragraph 170 of the Framework (**MM2**).

Policy SCLP10.4: Landscape Character

239. So that they are effective, the Policy and text should be amended so it is clear as to how development proposals affecting the natural beauty and special qualities of the AONB would be assessed and to provide clarity regarding the matter of the 'setting' of the AONB (**MM40**). I have made a minor change to MM40 in respect of the new paragraph to be inserted after paragraph 10.34 by clarifying that it refers to the assessment criteria in paragraph 172 of the Framework. This change is factual and would not give rise to prejudice to any party. The text in paragraph 10.32 should be amended to clarify that a large part of the AONB is defined as the Suffolk Heritage Coast (**MM39**).

Policy SCLP11.1: Design Quality

240. The Policy seeks the use of Building for Life 12 in the assessment of all major residential developments to inform the decision making process and I am satisfied that this assessment framework is relevant to the context and character of the area. The change to paragraph 11.8 takes into account possible changes to the guidance in the future, but the Policy however should not be prescriptive about its use and the Policy and text should be amended accordingly (**MM41**). To be effective, the Policy should also be amended so that criteria in parts c) relating to the relationships between buildings and materials and h) relating to sustainable transport are clear (**MM41**).

Policy SCLP11.2: Residential Amenity

241. The Policy is concerned with safeguarding the living conditions of people who may be affected by development. To be effective, the Policy should be amended so that the living conditions of future occupiers of new development are covered in addition to existing occupiers (**MM42**).

Policy SCLP11.3: Historic Environment

242. The Historic Environment Policy and text should be amended so that it relates to heritage assets rather than historic assets to be effective and consistent with the Framework and to ensure that the Policies of the Plan are consistent with each other (**MM43**).

Policy SCLP11.4: Listed Buildings

243. Whilst the Policy is consistent with national policy as set out in the Framework, to be effective, the Policy and text should be amended so a clear understanding of the significance of a listed building and its setting is required and the text amended to state the statutory duties imposed on decision makers under the Planning (Listed Buildings and Conservation Areas) Act 1990 (**MM44**).

Policy SCLP11.5: Conservation Areas

244. In order to be clear and effective in regard to development proposals affecting the setting of a conservation area and non-designated heritage assets within a conservation area, the Policy should be amended to clarify the policy criteria and how they should be applied (**MM45**).

Policy SCLP11.6: Non-Designated Heritage Assets

245. The Policy and text in paragraph 11.34 regarding non-designated heritage assets should be amended so as to be effective and consistent with national policy as set out in paragraph 197 of the Framework, and to provide clarity for the preparation of neighbourhood plans in the identification of non-designated heritage assets (**MM46**).

246. The text should be altered to address non-designated heritage assets of archaeological significance which are of equal significance to scheduled monuments and to confirm the criteria against which historic parks and gardens would be assessed (**MM47** and **MM48**).

Policy SCLP11.9: Areas to be Protected from Development

247. Policy SCLP11.9 seeks to carry forward policies from existing development plan documents which protect defined areas from development. The submitted Plan includes a significant number of areas identified on the Policies Map to be so designated. These include a broad variety of sites and land uses, such as gaps and gardens, areas identified to prevent coalescence between settlements and open spaces as identified in earlier Plans. Policy SCLP11.9 sets out that development in these areas will be severely restricted.

248. Whilst the Council and representors point to the importance the community places on these designations as expressed through responses to the Issues and Options document (A10) and the MM stage, there is minimal or no evidence to justify why each of the areas has been designated, or as to how the boundaries have been defined. Furthermore, the severe restriction on development in the areas is unsupported by national policy. These areas have not been considered for designation as Local Green Space as per paragraph 99 of the Framework in this Plan. Such designation can be sought through a subsequent review of this Plan or the preparation of a neighbourhood plan. The Policy should be deleted and consequential amendments made (**MM49**) and the Council should amend the Policies Map accordingly on adoption of the Plan.

Conclusion

249. Subject to the main modifications described above, the individual policies are sound.

Overall Conclusion and Recommendation

250. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

251. The Council has requested that I recommend MMs to make the Plan sound and/or legally compliant and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix the Suffolk Coastal Local Plan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

P C Lewis

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strickethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy / Paragraph	Main Modification
MM1	6	1.29	<p><i>Modification to paragraph 1.29:</i></p> <p>The only trunk road in the District is the A14 that connects Felixstowe with Ipswich, Cambridge and the Midlands. The A14 is an important freight route and is fundamental to the success of the Port of Felixstowe and communities surrounding Ipswich. At times the A14 can become blocked which creates major impacts for residents, visitors and businesses in the area as there is no suitable alternative route. Over the plan period managing the capacity of the A14 as well as considering alternative strategic routes will be necessary. The Council fully supports the ongoing work of Suffolk County Council in considering potential options for routes to the north of Ipswich.</p>
	19	2.16	<p><i>Modification to paragraph 2.16:</i></p> <p>In addition to enhancements to the existing highway network and integrated transport solutions, including bus network improvements within the town and increased capacity of the local rail offering, a northern route around Ipswich is expected to be needed to enable growth in the longer term. The route would improve connectivity between the A14 and A12, reducing pressure on the A14 and improving network resilience, especially near the Orwell Bridge and Copdock interchange. Suffolk County Council published an Ipswich Northern Route Study in</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>January 2017, which assessed three indicative broad routes. The Council fully supports the ongoing work of Suffolk County Council in considering potential options for routes, and it is expected that the next review of the Suffolk Coastal Local Plan (along with other Local Plans in the Ipswich Strategic Planning Area) will examine route options in more detail, including the extent to which the options might support potential future scenarios for housing and employment growth beyond that which is being planned for within this Local Plan.</p>
	20	SCLP2.2	<p>Policy SCLP2.2: Strategic Infrastructure Priorities</p> <p>The Council will work with partners such as the other local planning authorities in the ISPA, Suffolk County Council, Clinical Commissioning Groups, Suffolk Constabulary, utilities companies, Highways England and Network Rail in supporting and enabling the delivery of key strategic infrastructure, and in particular the timely delivery of:</p> <ul style="list-style-type: none"> a) Ip Ipswich Northern Route; b) <u>a</u>) A12 improvements; c) <u>b</u>) A14 improvements; d) <u>c</u>) Sustainable transport measures in Ipswich; e) <u>d</u>) Improved walking and cycle routes; f) <u>e</u>) Increased capacity on railway lines for freight and passenger traffic; g) <u>f</u>) Appropriate education provision to meet needs resulting from growth; h) <u>g</u>) Appropriate health and leisure provision to meet needs resulting from growth; i) <u>h</u>) Appropriate police, community safety and cohesion provision to meet needs resulting from growth;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> ⌘ <u>i</u>) Provision of green infrastructure and Suitable Alternatives Natural Greenspace; ⌘ <u>j</u>) Improvements to water supply, foul sewerage and sewage treatment capacity; and ⌘ <u>k</u>) Provision of appropriate digital telecommunications to provide mobile, broadband and radio signal for residents and businesses.
	35	3.34	<p><i>Modifications to paragraph 3.34:</i></p> <p>The communities neighbouring Ipswich have in the past seen large proportions of growth directed towards them which has resulted in the established communities of Rushmere St Andrew, Kesgrave and Martlesham. These locations provide a comprehensive range of services and facilities which meet the needs of the local community and those of surrounding settlements. In April 2018, the Council granted outline planning permission (DC/17/1435/OUT) for the delivery of 2,000 homes at Brightwell Lakes as set out in the 2013 Core Strategy. The Brightwell Lakes site is significant in terms of infrastructure provision and housing delivery and therefore it is not currently considered appropriate to focus the strategy of the Plan on development in this part of the District. However opportunities are taken to plan positively for specific sites, including redevelopment of the Martlesham Police Headquarters and development of land at Humber Doucy Lane to support the delivery of housing in Ipswich Borough. In future Local Plan revisions, the Council will reconsider growth opportunities in the parts of the District neighbouring Ipswich, taking into account delivery rates at Brightwell Lakes and opportunity to bring forward development that supports the Business Case for strategic road routes to the north of Ipswich (as promoted by Suffolk County Council).</p>
	239	12.178	<p><i>Modifications to paragraph 12.178:</i></p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>Suffolk County Council has consulted on the potential for an Ipswich Northern Route. Decisions on any potential route have not yet been taken and the Council will continue to work in partnership with Suffolk County Council. Working in partnership will ensure that any Northern Route provides a number of significant benefits to the local community as well as realising the economic benefits that may be brought about in the future. Due to the uncertainties surrounding the Ipswich Northern Route at this stage, the Local Plan does not seek to identify any large scale developments which could potentially blight future options.</p>
	283	12.324	<p><i>Modifications to paragraph 12.324:</i></p> <p>Previous Local Plans have identified the A12 as the western limit of the town, beyond which growth would not be supported, and this Local Plan continues this approach. This Local Plan seeks to continue that approach until such time as further detail and justification is available for the Ipswich Northern Routes and the situation can be reviewed. Consultation undertaken by Suffolk County Council in January 2017 identified a number of potential routes. These routes may have an impact on the town of Woodbridge and the Council is concerned that any development west of the A12 will blight the choices relating to this significant piece of infrastructure.</p>
MM2	8	Chapter 1 (Key Issues)	<p><i>Amend second bullet of the Biodiversity section of the Key Issues to read:</i></p> <p>Need to ensure that areas of biodiversity value are protected and enhanced, and that net gains for biodiversity are delivered.</p>
	19	2.17	<p><i>Insert text at end of paragraph 2.17 as set out below:</i></p>

Ref	Page	Policy / Paragraph	Main Modification
			<u>The provision of green infrastructure would also be expected to contribute to the delivery of net gains for biodiversity.</u>
MM3	10	1.33	<p><i>Amend paragraph 1.33 to read:</i></p> <p>The Local Plan sets out the level of growth which needs to be planned for in Suffolk Coastal and identifies where this should be located and how it should be delivered. The Plan sets out the <u>strategic and non-strategic</u> planning policies which the Council will use to determine planning applications across Suffolk Coastal, <u>along with policies in made Neighbourhood Plans</u>. This Local Plan will cover the period 2018-2036.</p>
	11	1.46	<p><i>Amend paragraph 1.46 to read:</i></p> <p>A<u>Many of</u> the policies in the Local Plan are ‘strategic policies’ <u>(as set out in Appendix M)</u>. This means that policies and proposals within future Neighbourhood Plans should be in general conformity with these policies. The p<u>Policies in the Plan</u> do provide flexibility for Neighbourhood Plans to develop their own locally specific policies and in a number of policies there is specific reference to the types of policies that Neighbourhood Plans may choose to include. However, Neighbourhood Plans may cover other topics and provide local detail in relation to other policy areas where appropriate.</p>
	190	12.7	<p><i>Amend paragraph 12.7 to read:</i></p> <p><u>In accordance with the National Planning Policy Framework, the Local Plan identifies policies which are strategic and those which are not strategic.</u> A<u>Many of</u> the policies in the Local Plan are ‘strategic policies’, <u>and these</u></p>

Ref	Page	Policy / Paragraph	Main Modification												
			<p><u>policies together set the overall strategy for the pattern, scale and quality of development.</u> This means that <u>In meeting the 'basic conditions' for Neighbourhood Plans,</u> policies and proposals within future Neighbourhood Plans should be in general conformity with these policies. The p<u>Policies in the Plan</u> do provide flexibility for Neighbourhood Plans to develop their own locally specific policies and in a number of policies there is specific reference to the types of policies that Neighbourhood Plans may choose to include. However, Neighbourhood Plans may cover other topics and provide local detail in relation to other policy areas where appropriate. <u>Where policies are identified as not being strategic, as they relate solely to local or specific development management matters, Neighbourhood Plans which cover these topics will not need to demonstrate general conformity with these policies, however they must still have regard to any relevant parts of national policy. Appendix M of the Local Plan identifies whether policies are strategic or non-strategic.</u></p>												
		<p>New Appendix M after Appendix L</p>	<p><i>Insert new Appendix M (Policy numbers have been updated to reflect other modifications):</i></p> <p><u>Appendix M</u></p> <p><u>Schedule of Strategic Policies</u></p> <table border="0" data-bbox="703 1066 1697 1337"> <tr> <td><u>SCLP2.1</u></td> <td><u>Growth in the Ipswich Strategic Planning Area</u></td> </tr> <tr> <td><u>SCLP2.2</u></td> <td><u>Strategic Infrastructure Priorities</u></td> </tr> <tr> <td><u>SCLP2.3</u></td> <td><u>Cross-boundary mitigation of effects on Protected Habitats</u></td> </tr> <tr> <td><u>SCLP3.1</u></td> <td><u>Strategy for Growth in Suffolk Coastal District</u></td> </tr> <tr> <td><u>SCLP3.2</u></td> <td><u>Settlement Hierarchy</u></td> </tr> <tr> <td><u>SCLP3.3</u></td> <td><u>Settlement Boundaries</u></td> </tr> </table>	<u>SCLP2.1</u>	<u>Growth in the Ipswich Strategic Planning Area</u>	<u>SCLP2.2</u>	<u>Strategic Infrastructure Priorities</u>	<u>SCLP2.3</u>	<u>Cross-boundary mitigation of effects on Protected Habitats</u>	<u>SCLP3.1</u>	<u>Strategy for Growth in Suffolk Coastal District</u>	<u>SCLP3.2</u>	<u>Settlement Hierarchy</u>	<u>SCLP3.3</u>	<u>Settlement Boundaries</u>
<u>SCLP2.1</u>	<u>Growth in the Ipswich Strategic Planning Area</u>														
<u>SCLP2.2</u>	<u>Strategic Infrastructure Priorities</u>														
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<u>SCLP3.3</u>	<u>Settlement Boundaries</u>														

Ref	Page	Policy / Paragraph	Main Modification
			<u>SCLP3.4</u> <u>Proposals for Major Energy Infrastructure Projects</u>
			<u>SCLP3.5</u> <u>Infrastructure Provision</u>
			<u>SCLP4.1</u> <u>Existing Employment Areas</u>
			<u>SCLP4.2</u> <u>New Employment Development</u>
			<u>SCLP4.3</u> <u>Expansion and Intensification of Employment Sites</u>
			<u>SCLP4.4</u> <u>Protection of Employment Premises</u>
			<u>SCLP4.5</u> <u>Economic Development in Rural Areas</u>
			<u>SCLP4.6</u> <u>Conversion and Replacement of Rural Buildings for Employment Use</u>
			<u>SCLP4.7</u> <u>Farm Diversification</u>
			<u>SCLP4.8</u> <u>New Retail and Commercial Leisure Development</u>
			<u>SCLP4.9</u> <u>Development in Town Centres</u>
			<u>SCLP4.11</u> <u>Retail and Commercial Leisure in Martlesham</u>
			<u>SCLP4.12</u> <u>District and Local Centres and Local Shops</u>
			<u>SCLP5.1</u> <u>Housing Development in Large Villages</u>
			<u>SCLP5.2</u> <u>Housing Development in Small Villages</u>
			<u>SCLP5.3</u> <u>Housing Development in the Countryside</u>
			<u>SCLP5.4</u> <u>Housing in Clusters in the Countryside</u>
			<u>SCLP5.7</u> <u>Infill and Garden Development</u>
			<u>SCLP5.8</u> <u>Housing Mix</u>
			<u>SCLP5.9</u> <u>Self Build and Custom Build Housing</u>
			<u>SCLP5.10</u> <u>Affordable Housing on Residential Developments</u>
			<u>SCLP5.11</u> <u>Affordable Housing on Residential Developments</u>

Ref	Page	Policy / Paragraph	Main Modification
			<u>SCLP5.12</u> Houses in Multiple Occupation
			<u>SCLP5.15</u> Residential Moorings, Jetties and Slipways
			<u>SCLP5.16</u> Residential Caravans and Mobile Homes
			<u>SCLP5.17</u> Gypsies, Travellers and Travelling Showpeople
			<u>SCLP6.1</u> Tourism
			<u>SCLP6.2</u> Tourism destinations
			<u>SCLP6.3</u> Tourism Development within the AONB and Heritage Coast
			<u>SCLP6.4</u> Tourism Development outside of the AONB
			<u>SCLP7.1</u> Sustainable Transport
			<u>SCLP7.2</u> Parking Proposals and Standards
			<u>SCLP8.1</u> Community Facilities and Assets
			<u>SCLP8.2</u> Open Space
			<u>SCLP9.1</u> Low Carbon and Renewable Energy
			<u>SCLP9.2</u> Sustainable Construction
			<u>SCLP9.3</u> Coastal Change Management Area
			<u>SCLP9.4</u> Coastal Change Rollback or Relocation
			<u>SCLP9.5</u> Flood Risk
			<u>SCLP9.6</u> Sustainable Drainage Systems
			<u>SCLP9.7</u> Holistic Water Management
			<u>SCLP10.1</u> Biodiversity and Geodiversity
			<u>SCLP10.2</u> Visitor Management at European Sites
			<u>SCLP10.3</u> Environmental Quality

Ref	Page	Policy / Paragraph	Main Modification
			<u>SCLP10.4</u> <u>Landscape Character</u>
			<u>SCLP10.5</u> <u>Settlement Coalescence</u>
			<u>SCLP11.1</u> <u>Design Quality</u>
			<u>SCLP11.3</u> <u>Historic Environment</u>
			<u>SCLP11.8</u> <u>Parks and Gardens of Historic or Landscape Interest</u>
			<u>SCLP12.1</u> <u>Neighbourhood Plans</u>
			<u>SCLP12.2</u> <u>Strategy for Felixstowe</u>
			<u>SCLP12.3</u> <u>North Felixstowe Garden Neighbourhood</u>
			<u>SCLP12.4</u> <u>Land north of Conway Close and Swallow Close</u>
			<u>SCLP12.5</u> <u>Brackenbury Sports Centre</u>
			<u>SCLP12.6</u> <u>Land at Sea Road, Felixstowe</u>
			<u>SCLP12.7</u> <u>Port of Felixstowe</u>
			<u>SCLP12.8</u> <u>Land at Bridge Road</u>
			<u>SCLP12.9</u> <u>Land at Carr Rd / Langer Rd</u>
			<u>SCLP12.10</u> <u>Land at Haven Exchange</u>
			<u>SCLP12.16</u> <u>Felixstowe Leisure Centre</u>
			<u>SCLP12.17</u> <u>Tourism Accommodation in Felixstowe</u>
			<u>SCLP12.18</u> <u>Strategy for Communities Surrounding Ipswich</u>
			<u>SCLP12.19</u> <u>Brightwell Lakes</u>
			<u>SCLP12.20</u> <u>Land at Felixstowe Road</u>
			<u>SCLP12.21</u> <u>Ransomes</u>
			<u>SCLP12.22</u> <u>Recreation and Open Space in Rushmere</u>

Ref	Page	Policy / Paragraph	Main Modification
			<u>SCLP12.23</u> <u>Ipswich Garden Suburb Country Park</u>
			<u>SCLP12.24</u> <u>Land at Humber Doucy Lane</u>
			<u>SCLP12.25</u> <u>Suffolk Police HQ, Portal Avenue, Martlesham</u>
			<u>SCLP12.26</u> <u>Strategy for Aldeburgh</u>
			<u>SCLP12.27</u> <u>Land rear of Rose Hill, Aldeburgh</u>
			<u>SCLP12.28</u> <u>Strategy for Saxmundham</u>
			<u>SCLP12.29</u> <u>South Saxmundham Garden Neighbourhood</u>
			<u>SCLP12.30</u> <u>Land north east of Street Farm, Saxmundham</u>
			<u>SCLP12.31</u> <u>Strategy for Woodbridge</u>
			<u>SCLP12.32</u> <u>Former Council Offices, Melton Hill</u>
			<u>SCLP12.33</u> <u>Land at Woodbridge Town Football Club</u>
			<u>SCLP12.34</u> <u>Strategy for Rural Areas</u>
			<u>SCLP12.35</u> <u>Former airfield Debach</u>
			<u>SCLP12.36</u> <u>Carlton Park, Main Road, Kelsale cum Carlton</u>
			<u>SCLP12.37</u> <u>Levington Park, Levington</u>
			<u>SCLP12.38</u> <u>Land at Silverlace Green (former airfield) Parham</u>
			<u>SCLP12.39</u> <u>Former airfield Parham</u>
			<u>SCLP12.40</u> <u>Bentwaters Park, Rendlesham</u>
			<u>SCLP12.41</u> <u>Riverside Industrial Estate, Border Cot Lane, Wickham Market</u>
			<u>SCLP12.42</u> <u>Land to the East of Aldeburgh Road, Aldringham</u>
			<u>SCLP12.43</u> <u>Land South of Forge Close between Main Road and Ayden, Benhall</u>
			<u>SCLP12.44</u> <u>Land to the South East of Levington Lane, Bucklesham</u>

Ref	Page	Policy / Paragraph	Main Modification
			<u>SCLP12.45</u> Land to the South of Station Road, Campsea Ashe
			<u>SCLP12.46</u> Land behind 15 St Peters Close, Charsfield
			<u>SCLP12.47</u> Land to the South of Darsham Station
			<u>SCLP12.48</u> Land North of The Street, Darsham
			<u>SCLP12.49</u> Land off Laxfield Road, Dennington
			<u>SCLP12.50</u> Land to the South of Eyke CoE Primary School and East of The Street, Eyke
			<u>SCLP12.51</u> Land to the West of Chapel Road, Grundisburgh
			<u>SCLP12.52</u> Land South of Ambleside, Main Road, Kelsale cum Carlton
			<u>SCLP12.53</u> Land North of the Street, Kettleburgh
			<u>SCLP12.54</u> Land to the rear of 31-37 Bucklesham Road, Kirton
			<u>SCLP12.55</u> Land at School Road, Knodishall
			<u>SCLP12.56</u> Land at Bridge Road, Levington
			<u>SCLP12.57</u> Land North of Mill Close, Orford
			<u>SCLP12.58</u> Land adjacent to Swiss Farm, Otley
			<u>SCLP12.59</u> Land adjacent to Farthings, Sibton Road, Peasenhall
			<u>SCLP12.60</u> Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)
			<u>SCLP12.61</u> Land West of Garden Square Rendlesham
			<u>SCLP12.62</u> Land East of Redwald Road, Rendlesham
			<u>SCLP12.63</u> Land opposite The Sorrel Horse, The Street, Shottisham
			<u>SCLP12.64</u> Land off Howlett Way, Trimley St Martin
			<u>SCLP12.65</u> Land adjacent to Reeve Lodge, High Road, Trimley St Martin
			<u>SCLP12.66</u> Land off Keightley Way, Tuddenham

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>SCLP12.67</u> <u>Land South of Lower Road, Westerfield</u></p> <p><u>SCLP12.68</u> <u>Land West of the B1125, Westleton</u></p> <p><u>SCLP12.69</u> <u>Land at Cherry Lee, Darsham Road, Westleton</u></p> <p><u>SCLP12.70</u> <u>Mow Hill, Witnesham</u></p> <p><u>SCLP12.71</u> <u>Land at Street Farm, Witnesham (Bridge)</u></p> <p><u>Schedule of Non-Strategic Policies</u></p> <p><u>SCLP4.10</u> <u>Town Centre Environments</u></p> <p><u>SCLP5.5</u> <u>Conversion of buildings in the countryside for housing</u></p> <p><u>SCLP5.6</u> <u>Rural Workers Dwellings</u></p> <p><u>SCLP5.13</u> <u>Residential Annexes</u></p> <p><u>SCLP5.14</u> <u>Extensions to residential curtilages</u></p> <p><u>SCLP6.5</u> <u>New Tourist Accommodation</u></p> <p><u>SCLP6.6</u> <u>Existing tourism accommodation</u></p> <p><u>SCLP8.3</u> <u>Allotments</u></p> <p><u>SCLP8.4</u> <u>Digital Infrastructure</u></p> <p><u>SCLP11.2</u> <u>Residential Amenity</u></p> <p><u>SCLP11.4</u> <u>Listed Buildings</u></p> <p><u>SCLP11.5</u> <u>Conservation Areas</u></p> <p><u>SCLP11.6</u> <u>Non-Designated Heritage Assets</u></p> <p><u>SCLP11.7</u> <u>Archaeology</u></p> <p><u>SCLP11.9</u> <u>Newbourne – Former Land Settlement Association Holdings</u></p>

Ref	Page	Policy / Paragraph	Main Modification
			<u>SCLP12.11</u> <u>Felixstowe Ferry and Golf Course</u> <u>SCLP12.12</u> <u>Felixstowe Ferry Golf Club to Cobbolds Point</u> <u>SCLP12.13</u> <u>Cobbolds Point to Spa Pavilion</u> <u>SCLP12.14</u> <u>Spa Pavilion to Manor End</u> <u>SCLP12.15</u> <u>Manor End to Landguard</u>
MM4	15	2.1	<p><i>Amend paragraph 2.1 to read:</i></p> <p>Through this Local Plan, the ambition for Suffolk Coastal District is to significantly boost economic growth and housing delivery by providing significant areas of land to support the Port of Felixstowe and to attract investment through the creation of a new business park, whilst delivering at least 582<u>542</u> homes a year.</p>
	16	2.7	<p><i>Amend paragraph 2.7 to read:</i></p> <p>The National Planning Policy Framework sets out the standard approach for determining local housing need, with the accompanying Planning Practice Guidance setting out the methodology for calculating this. This involves using the latest published household projections and applying an uplift based upon published ratios of median house prices to median workplace earnings. The <u>2014-based</u> latest (2016-based) household projections were published in September 2018<u>July 2016</u> and the latest affordability ratios published in April 2018<u>March 2019</u>.</p>
	16	2.8	<p><i>Additional text at the end of paragraph 2.8:</i></p>

Ref	Page	Policy / Paragraph	Main Modification			
			<p>The housing need figures for the authorities in the ISPA are shown in Table 2.1. The starting point for each authority will be to meet their own housing needs within their own boundary. <u>Reflecting the agreed outcomes in the ISPA Statement of Common Ground (March 2019), where through the plan making process and adoption of a local plan, an authority is unable to meet its own housing need, following a comprehensive re-assessment of deliverability the ISPA Board will provide the forum to collectively consider how need can be met within the ISPA. Where this would necessitate considering spatial and policy options to plan for further growth above that planned for within this Local Plan, a review of the Local Plan would be necessary. Policy SCLP2.1 refers to immediately commencing a review of the Local Plan or the strategic policies. In the context of the production of a Local Plan, the actions related to immediately commencing a review are likely to initially entail a review of the Local Development Scheme, consideration of strategic cross boundary issues and the production and consideration of an updated evidence base.</u></p>			
	17	Table 2.1		Standard method annual housing need	Standard method total housing need (2018 – 2036)	
			Babergh	420	7,560	
			Ipswich	<u>479445</u>	<u>8,6228,010</u>	
			Mid Suffolk	<u>590556</u>	<u>10,62010,008</u>	
			Suffolk Coastal	<u>582542</u>	<u>10,4769,756</u>	
			Total	<u>2,0711,963</u>	<u>37,27835,334</u>	

Ref	Page	Policy / Paragraph	Main Modification
	18	SCLP2.1	<p>Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area</p> <p>Suffolk Coastal will continue to play a key role in the economic growth of the Ipswich Strategic Planning Area, whilst enhancing quality of life and protecting the high quality environments. Over the period 2018-2036, the Suffolk Coastal Local Plan will contribute to:</p> <ul style="list-style-type: none"> a) The creation of at least 30,320 jobs through the provision of at least 49.8ha of employment land across the Ipswich Functional Economic Area; b) The collective delivery of at least 37,32835,334 dwellings across the Ipswich Housing Market Area; and c) Supporting the continued role of Ipswich as County Town. <p>The Council will work actively with the other local planning authorities in the ISPA and with Suffolk County Council to co-ordinate the delivery of development and in monitoring and reviewing evidence as necessary. <u>Should it be determined through the plan making process that another authority within the ISPA is unable to meet its minimum housing need, the Council will, under the duty to cooperate, work collaboratively to determine whether housing development needs that cannot be met wholly within a particular plan area, could be met elsewhere. An agreement to seek to accommodate unmet housing need would trigger an immediate review of the strategic policies of this Plan.</u></p>
	27	Table 3.1	<i>Amend the first column in Table 3.1 to read:</i>

Ref	Page	Policy / Paragraph	Main Modification
			To deliver at least 10,476 <u>9,756</u> new homes to meet the housing requirements of the whole community including those wishing to move into the area;
	31	Page 31 (pink box)	<p><i>Amend the first bullet in the pink box to read:</i></p> <p>582<u>542</u> new homes per year (10,476<u>9,756</u> over the lifetime of the plan - 2018-2036);</p>
	31	3.20	<p><i>Amend paragraph 3.20 to read:</i></p> <p>The National Planning Policy Framework states that to determine the minimum number of homes needed strategic policies should be informed by a local housing need assessment conducted using the standard method set out in the National Planning Practice Guidance. The calculation of local housing need is based upon the 2016<u>2014</u>-based household projections⁸ and is also informed by an uplift based upon the ratio of earnings to house prices⁹. Using the standard method, the local housing need for Suffolk Coastal District is 582<u>542</u> dwellings per year. In accordance with Planning Practice Guidance the baseline for housing need will be 2018, and it is applied to the period to 2036.</p> <p>Amend Footnote 8 to read: 2016<u>2014</u>-based household projections as published by the Office for National Statistics in September 2018<u>July 2016</u></p> <p>Amend Footnote 9 to read: Ratio of median workplace earnings to median house prices as published by the Office for National Statistics in April 2018<u>March 2019</u></p>

Ref	Page	Policy / Paragraph	Main Modification
	31	3.21	<p><i>Amend paragraph 3.21 to read:</i></p> <p>A housing requirement of 582<u>542</u> dwellings per annum is considered to represent an ambitious approach to housing delivery, which will assist in meeting the needs of local communities, as well as significantly boosting the supply of housing, consistent with the Council’s corporate objectives.</p>
	36	SCLP3.1	<p>Policy SCLP3.1: Strategy for Growth in Suffolk Coastal District</p> <p>The Council will deliver an ambitious plan for growth over the period 2018 – 2036 in Suffolk Coastal by:</p> <ul style="list-style-type: none"> a) Supporting and facilitating economic growth through the supply of significantly more than the baseline requirement of 11.7ha of land for employment uses to deliver at least 6,500 jobs and to enable the key economic activities to maintain and enhance their role within the UK economy; b) Sustain and support growth in retail, commercial leisure and town centres including facilitating provision towards plan period forecasts of between 4,100 - 5,000 sqm of convenience retail floorspace and between 7,700 – 13,100 sqm of comparison retail floorspace; c) Significantly boosting the supply of housing, the mix of housing available and the provision of affordable housing, through the delivery of at least 582<u>542</u> new dwellings per annum (at least 10,476<u>9,756</u> over the period 2018 - 2036); d) Ensuring the provision of infrastructure needed to support growth; e) Protecting and enhancing the quality of the historic, built and natural environment across the District.

Ref	Page	Policy / Paragraph	Main Modification				
			<p>The strategy for growth will seek to provide opportunities for economic growth and create and enhance sustainable and inclusive communities through:</p> <ul style="list-style-type: none"> f) The delivery of new Garden Neighbourhoods at North Felixstowe and South Saxmundham; g) Utilising opportunities provided by road and rail corridors, including a focus on growth in the A12 and the A14 corridors; h) New strategic employment allocations based around key transport corridors, including to support the Port of Felixstowe; i) Strategies for market towns which seek to reflect and strengthen their roles and economies; j) Appropriate growth in rural areas that will help to support and sustain existing communities. 				
	38	3.37	<p><i>Amend paragraph 3.37 to read:</i></p> <p>Whilst the total requirement is 10,4769,756 dwellings over the period 2018 - 2036, a large proportion of this is already accounted for in outstanding planning permissions, dwellings where there is a resolution to grant planning permission subject to completion of a Section 106 agreement and existing allocations review and carried forward from adopted Local Plans and those contained in 'made' Neighbourhood Plans'. The Local Plan also provides a contingency to allow for flexibility in the delivery of sites. Table 3.2 below explains the residual housing figure that this Local Plan will need to provide for.</p>				
	38	Table 3.2	<table border="1" data-bbox="696 1193 1789 1289"> <thead> <tr> <th data-bbox="696 1193 1240 1241"></th> <th data-bbox="1240 1193 1789 1241">Number of dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="696 1241 1240 1289">Outstanding planning permissions (31.3.18)</td> <td data-bbox="1240 1241 1789 1289">3,609</td> </tr> </tbody> </table>		Number of dwellings	Outstanding planning permissions (31.3.18)	3,609
	Number of dwellings						
Outstanding planning permissions (31.3.18)	3,609						

Ref	Page	Policy / Paragraph	Main Modification	
			Dwellings with resolution to grant planning permission, subject to S106 (31.3.18)	2,413 ¹³
			Allocations in current Local Plan or Neighbourhood Plans (<i>without</i> permission or resolution to grant subject to S106) (31.3.18)	976
			Total commitments (31.3.18)	6,998
			Housing requirement (2018 – 2036): (582,542 x 18)	10,476,975 (582,542 dwellings per annum)
			Residual need (requirement minus commitments)	10,476,975 – 6,998 = 3,478,758 residual need. This is the minimum to be planned for in the Local Plan, however a contingency will also be incorporated.
	39	3.39	<p><i>Amend paragraph 3.39 to read:</i></p> <p>Allocations for housing in this Local Plan exceed the total dwelling requirement for the period 2018 – 2036 by approximately 8.5% 16.5% (approximately 890,161 1,610 dwellings), before an allowance for windfall is factored in. This over-allocation provides confidence that the overall housing requirement will be met even if some allocated sites fail to come forward. In addition there is likely to be further development which comes forward on sites not</p>	

Ref	Page	Policy / Paragraph	Main Modification
			identified in the plan. These sites will either be within the Settlement Boundaries or through the exceptions and countryside policies or on additional sites identified in Neighbourhood Plans.
	81	5.1	<p><i>Amend paragraph 5.1 to read:</i></p> <p>This Local Plan sets a housing requirement of 582,542 <u>582,542</u> dwellings per annum over the period 2018 – 2036 (10,476,9,756 in total). As at 31st March 2018, 6,998 dwellings are already under construction, permitted or allocated, and, with a contingency applied to allow flexibility, the policies and allocations in this plan seek to ensure that this requirement is met. The residual need to be met is 3,478,2,758 <u>3,478,2,758</u> dwellings (before a contingency is applied).</p>
MM5	19	2.15	<p><i>Modifications to paragraph 2.15:</i></p> <p>The provision of new and improved infrastructure is essential to ensure that the growth planned across the area is sustainable. Planning for infrastructure across the area will include schools, sustainable transport measures, improvements to the A12 and A14, improvements to other parts of the road networks and the railways. In addition to infrastructure requirements directly linked to planned growth, there are other cross-boundary projects that would help to grow and improve the economy and quality of life for the area. The Upper Orwell Crossings has been identified as a project to relieve traffic congestion around Ipswich town centre and the A14, involving the construction of three new bridges around the Ipswich docks. However, the overall estimated costs have increased and the project is currently paused. <u>Development in the Ipswich Strategic Planning Area is predicted to collectively add to significant strain on the transport network in and around Ipswich. Additional highway capacity will not on its own address these issues and the ISPA authorities agree that robust steps must</u></p>

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>be taken to prioritise healthy and sustainable travel. A package of transport mitigation measures has been identified to reduce vehicle movements. Suffolk County Council as the Highway Authority has developed a strategy which contains a package of mitigation measures to deliver modal shift and mitigate impacts on the wider Ipswich highways network. These include:</u></p> <ul style="list-style-type: none"> - <u>Transport infrastructure to encourage and support sustainable modes of transport</u> - <u>A Bus Quality Partnership</u> - <u>A Smarter Choices programme</u> - <u>Review of car parking and pricing strategies</u> - <u>Review of park and ride strategy</u> - <u>Junction improvements</u> <p><u>The strategy which has been developed by Suffolk County Council identifies the costs of delivering these measures and apportionments based on impacts related to planned growth within each local planning authority area. East Suffolk Council is committed to working with the other authorities across the ISPA to ensure that there is a co-ordinated approach to funding the mitigation through the delivery of the Local Plan.</u></p>
	20	SCLP2.2	<p><i>Insert new paragraph at the end of Policy SCLP2.2:</i></p> <p><u>The Council will work with Suffolk County Council and with the other Local Planning Authorities in the Ipswich Strategic Planning Area to support, through a package of funding sources, a range of new and enhanced sustainable transport measures in and around Ipswich.</u></p>

Ref	Page	Policy / Paragraph	Main Modification
	120	7.4	<p data-bbox="696 293 1066 320"><i>Insert new paragraph after 7.4:</i></p> <p data-bbox="696 384 2002 507"><u>In order to mitigate the cumulative impacts of growth in the Ipswich Strategic Planning Area on junctions and roads in and around Ipswich, and to promote healthy travel options, a package of transport measures has been identified to reduce vehicle movements. They include:</u></p> <ul data-bbox="741 571 1765 836" style="list-style-type: none"> <li data-bbox="741 571 1765 598">- <u>Transport infrastructure to encourage and support sustainable modes of transport</u> <li data-bbox="741 619 1093 646">- <u>A Bus Quality Partnership</u> <li data-bbox="741 667 1155 694">- <u>A Smarter Choices programme</u> <li data-bbox="741 715 1303 742">- <u>Review of car parking and pricing strategies</u> <li data-bbox="741 762 1173 790">- <u>Review of park and ride strategy</u> <li data-bbox="741 810 1070 836">- <u>Junction improvements</u> <p data-bbox="696 900 1951 975"><u>Sustainable transport measures will therefore be expected to promote and deliver modal shift in a manner consistent with local strategies.</u></p>
MM6	45 to 48	Table 3.5	<p data-bbox="696 1023 1966 1098"><i>Modifications as set out in Table 3.5 at the end of this document - Table 3.5 – Anticipated housing growth by Town / Parish 2018 -2036 (see end of this schedule)</i></p>

Ref	Page	Policy / Paragraph	Main Modification
MM7	49	SCLP3.3	<p>Policy SCLP3.3: Settlement Boundaries</p> <p>Settlement Boundaries are defined on the Policies Map and apply to Major Centres, Market Towns, Large Villages and Small Villages. Land which is outside of Settlement Boundaries <u>and which isn't allocated for development</u> in the Local Plan and Neighbourhood Plans is defined as Countryside.</p> <p>New development within defined settlement boundaries will be acceptable in principle, subject to consideration of other relevant policies of the development plan.</p> <p>New residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan or Neighbourhood Plans indicate otherwise.</p> <p>Proposals for new residential development outside of the Settlement Boundaries <u>and outside of land which is allocated for development</u> will be <u>carefully managed</u> strictly controlled in accordance with national planning policy guidance and the strategy for the Countryside.</p> <p>Neighbourhood Plans can make minor adjustments to Settlement Boundaries and allocate additional land for residential, employment and town centre development providing that the adjustments and allocations do not undermine the overall strategy and distribution as set out in this Local Plan.</p>
MM8	50	3.52	<p><i>Modification to paragraph 3.52:</i></p> <p>The Suffolk Coast is at the forefront of electricity energy generation across the country both in respect of onshore and offshore energy. It is essential that major energy infrastructure projects are delivered in a planned</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>way which takes into account the potential impact of hosting constructing, operating and decommissioning large and nationally significant infrastructure in the District. The Council is committed to working in a collaborative partnership approach with the scheme promoters, local communities, Government, New Anglia Local Enterprise Partnership, service providers and public bodies to ensure the best outcomes of major energy infrastructure projects can be achieved.</p>
	50	3.53	<p><i>Modification to paragraph 3.53:</i></p> <p>The Government, through the Department for Business, Energy and Industrial Strategy is committed to the increased delivery of Nuclear Energy Provision across the country. A new nuclear power station at Sizewell is a nominated site in the National Policy Statement for Nuclear Power Generation EN6 as part of this national package. Nuclear Energy has been generated at Sizewell since the 1960's and the operation of the site will continue beyond the plan period as a result of the separate operations that take place such as the decommissioning programme at Sizewell A and the continued production at Sizewell B and at a new station.</p>
	50	3.54	<p><i>Modification to paragraph 3.54:</i></p> <p>The decisions in respect of the new power station will be taken at a national level as a Nationally Significant Infrastructure Project (NSIP) with various regulators assessing safety, security and other issues through the necessary design and construction. Decisions on any other energy related projects identified as NSIPs will also be taken at a national level, taking into consideration relevant National Policy Statements. The Council would be a statutory consultee in this process. However it is considered that one of the biggest development and construction programmes faced by the Council and its communities in generations should be developed</p>

Ref	Page	Policy / Paragraph	Main Modification
			alongside the overall policy framework for the District to enable the impacts and benefits to be managed, including addressing the issues of cumulative impact and outcomes of other large scale projects.
	50	3.55	<p><i>Modification to paragraph 3.55:</i></p> <p>The role of the Local Plan will be to consider the suitability of any specific proposal and the mitigation of local impacts (both positive and negative) on the communities across the District and to realise the economic benefits <u>during the construction, operation and decommissioning stages.</u> The current Sizewell site is a rural location in close proximity to the town of Leiston and other nearby settlements such as Aldringham cum Thorpe and Eastbridge. In addition the wider highway and rail network to this location is challenging. As well as the social impacts affecting the communities nearby, the environmental impacts of a site on the coast, within the Area of Outstanding Natural Beauty and close to protected landscapes such as Sizewell Marshes and Minsmere Nature Reserve, and the impact on the Suffolk Seascape will need to be assessed both during construction and beyond. <u>Impacts on the historic environment should be avoided, and if not possible, minimised. Opportunities to co-locate infrastructure may reduce impacts, and there may be opportunities to enhance the setting of assets through restoration after construction, operation and decommissioning.</u> Focus should be on prevention of impact on the natural and historic environments as opposed to compensation for the effect. Where a project involves multiple consents, developers will be expected to work collaboratively with authorities to prepare a project wide Habitats Regulations Assessment.</p>
	50-51	3.56	<i>Additional wording in paragraph 3.56:</i>

Ref	Page	Policy / Paragraph	Main Modification
			<p>Although the provision of nuclear energy is currently prominent, the Suffolk Coast is increasingly coming under pressure to support developments associated with the off shore energy sector and linking this into the national grid, as well as inter-continental connections to enable the exchange of electricity with other countries. Investment in a variety of major energy infrastructure projects needs to be supported by infrastructure and facilities on shore and these sectors are expected to require land to enable activities over the plan period. <u>Where new major energy projects are proposed, potential alternative sites, located outside of designated areas should be considered at an early stage.</u> Where possible companies and developers will be encouraged to work collaboratively and share infrastructure and facilities that serve other requirements to reduce any potential impacts <u>during the construction, operation and decommissioning stages of projects.</u></p>
	51	3.57	<p><i>Modification to paragraph 3.57:</i></p> <p>The cumulative impact of hosting a variety of major energy infrastructure facilities in the area is likely to have an impact on existing and future generations. To balance this impact a variety of local economic, environmental and community <u>mitigation and enhancement measures</u> benefits will need <u>may be required</u> to be delivered to ensure <u>proposed Major Energy Infrastructure Projects are acceptable in planning terms.</u> an overall positive balance of outcomes for the local communities and the District. <u>Community mitigation and enhancement could take many different forms over the plan period, but in land use terms these could be in the form of but not limited to examples such as sports facilities, meeting places, woodland planting schemes or habitat creation. Any measures proposed would need to be in accordance with the tests for planning obligations and planning conditions set out in the National Planning Policy Framework.</u></p>
	51	3.58	<p><i>Modification to paragraph 3.58:</i></p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>The timing of the Major Energy Infrastructure Projects across the District is not yet confirmed and the planning, construction, operation and decommissioning of existing and future projects are likely to be beyond the Local Plan period but are required to have regard to the policies in the Local Plan. Therefore it is is not possible to fully identify all the issues that may arise as a result of individual or cumulative projects for local communities and operators. As such, this will need to be kept under consideration alongside future reviews of the Local Plan.</p>
	51	3.59	<p><i>Modification to paragraph 3.59:</i></p> <p>A variety of local issues have been identified by the Council, as local planning authority, which need to be addressed in relation to Major Energy Infrastructure Projects. The Council will work with the local community, other local authorities, government agencies, service providers and operators to ensure the most successful outcomes are achieved. Although Table 3.6 identifies a variety of issues that may not be relevant to every Major Energy infrastructure Project, it below is intended to inform pre-application and early engagement discussions and provides an early view on potential constraints and opportunities across the District.</p>
	51	Table 3.6	<p><i>Modification to title of Table 3.6:</i></p> <p>Table 3.6 - Themes that may be relevant to the consideration of energy infrastructure proposals during the construction, operation and decommissioning stages.</p>

Ref	Page	Policy / Paragraph	Main Modification		
	51-52	Table 3.6	<p data-bbox="696 292 1317 320"><i>Modification to Table 3.6 under Environment section:</i></p> <table border="0" data-bbox="696 400 2018 1281"> <tr> <td data-bbox="696 400 987 1281">Environment</td> <td data-bbox="987 400 2018 1281"> <ul style="list-style-type: none"> <li data-bbox="1003 405 1989 434">■ Sites located within the Area of Outstanding Natural Beauty and Heritage Coast <li data-bbox="1003 451 1944 528">■ Impact on designated and protected landscapes and habitats. Projects to be supported by Habitat Regulations Assessment <li data-bbox="1003 545 1872 574">■ Physical form, scale and appearance of buildings within the landscape <li data-bbox="1003 592 1951 668">■ Impact on built, historic and natural environment arising from development, operation and decommissioning of projects <li data-bbox="1003 686 1951 807">■ Potential impact on designated <u>heritage assets</u>, and non-designated heritage assets, and archaeological assets, <u>and their settings</u>, in the areas <u>within and</u> surrounding Major Energy Infrastructure Projects. <li data-bbox="1003 825 2011 901">■ Risk of significant dust deposition and damage to vulnerable landscapes including Minsmere Nature Reserve <li data-bbox="1003 919 1375 948">■ Impact on Suffolk Seascape <li data-bbox="1003 965 1989 1042">■ Impact of light pollution to nocturnal species, and on the AONB <u>and the historic environment</u> <li data-bbox="1003 1059 1839 1088">■ Appropriate landscaping of sites after the decommissioning phases <li data-bbox="1003 1106 1977 1182">■ Habitat loss and noise disturbance for species <u>and noise disturbance regarding the historic environment</u> <li data-bbox="1003 1200 1850 1276">■ Effect of light and dust on nature conservation sites <u>and the historic environment</u> </td> </tr> </table>	Environment	<ul style="list-style-type: none"> <li data-bbox="1003 405 1989 434">■ Sites located within the Area of Outstanding Natural Beauty and Heritage Coast <li data-bbox="1003 451 1944 528">■ Impact on designated and protected landscapes and habitats. Projects to be supported by Habitat Regulations Assessment <li data-bbox="1003 545 1872 574">■ Physical form, scale and appearance of buildings within the landscape <li data-bbox="1003 592 1951 668">■ Impact on built, historic and natural environment arising from development, operation and decommissioning of projects <li data-bbox="1003 686 1951 807">■ Potential impact on designated <u>heritage assets</u>, and non-designated heritage assets, and archaeological assets, <u>and their settings</u>, in the areas <u>within and</u> surrounding Major Energy Infrastructure Projects. <li data-bbox="1003 825 2011 901">■ Risk of significant dust deposition and damage to vulnerable landscapes including Minsmere Nature Reserve <li data-bbox="1003 919 1375 948">■ Impact on Suffolk Seascape <li data-bbox="1003 965 1989 1042">■ Impact of light pollution to nocturnal species, and on the AONB <u>and the historic environment</u> <li data-bbox="1003 1059 1839 1088">■ Appropriate landscaping of sites after the decommissioning phases <li data-bbox="1003 1106 1977 1182">■ Habitat loss and noise disturbance for species <u>and noise disturbance regarding the historic environment</u> <li data-bbox="1003 1200 1850 1276">■ Effect of light and dust on nature conservation sites <u>and the historic environment</u>
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	53	Policy SCLP3.4	<p data-bbox="994 288 2024 363"> <ul style="list-style-type: none"> ■ <u>Impact on tranquillity</u> </p> <p data-bbox="696 400 1682 437">Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects</p> <p data-bbox="696 485 1980 655">In its role either as determining authority for development under the Town and Country Planning Act, or as consultee on Nationally Significant Infrastructure Projects, the Council will take into consideration the nature, scale, extent and potential impact of proposals for Major Energy Infrastructure Projects, including cumulative impacts throughout their lifetime, including decommissioning <u>of existing plant and facilities</u>.</p> <p data-bbox="696 703 2018 874">The Council will work in partnership with the scheme promoter, local communities, National Grid, Government, New Anglia Local Enterprise Partnership, service providers, public bodies and relevant local authorities to ensure significant local community benefits and an ongoing legacy of the development is achieved as part of any Major Infrastructure Projects as outlined in Table 3.6.</p> <p data-bbox="696 922 1944 997">Proposals for Major <u>Energy</u> Infrastructure Projects across the District and the need to mitigate the impacts arising from these will <u>have regard to</u> be considered against the following policy requirements:</p> <ul style="list-style-type: none"> <li data-bbox="741 1061 1491 1098">a) Relevant Neighbourhood Plan policies, strategies and visions; <li data-bbox="741 1109 1980 1236">b) Appropriate packages of local community benefit to <u>mitigate the impacts of</u> be provided by the developer to offset and compensate the burden and disturbance experienced by the local community for hosting major infrastructure projects; <li data-bbox="741 1248 1256 1284">c) Community safety and cohesion impacts; <li data-bbox="741 1295 1485 1332">d) Requirement for a robust Environmental Impact Assessment

Ref	Page	Policy / Paragraph	Main Modification
			<p>e) Requirement for a robust Habitats Regulations Assessment;</p> <p><u>f) Requirement for a robust Heritage Impact Assessment;</u></p> <p>g) <u>g)</u> Requirement for robust assessment of the potential impacts on the Suffolk Coast and Heaths Area of Outstanding Natural Beauty;</p> <p>h) <u>h)</u> Appropriate flood and erosion defences, including the effects of climate change are incorporated into the project to protect the site during the construction, operational and decommissioning stages;</p> <p>h) <u>i)</u> Appropriate road and highway measures are introduced (including diversion routes) for construction, operational and commercial traffic to reduce the pressure on the local communities;</p> <p>i) <u>j)</u> The development and associated infrastructure proposals <u>will seek</u> are to deliver positive outcomes for the local community and surrounding environment;</p> <p>j) <u>k)</u> Economic and community benefits where feasible are maximised through agreement of strategies in relation to employment, education and training opportunities for the local community;</p> <p>k) <u>l)</u> Measures to ensure the successful decommissioning and restoration of the site through appropriate landscaping is delivered to minimise and mitigate the environmental and social harm caused during operational stages of projects;</p> <p>l) <u>m)</u> Cumulative impacts of projects are taken into account and do not cause significant adverse impacts; and</p> <p>m) <u>n)</u> Appropriate monitoring measures during construction, operating and decommissioning phases to ensure mitigation measures remain relevant and effective.</p>
MM9	55	New paragraph	<i>New paragraph added after paragraph 3.67 to read:</i>

Ref	Page	Policy / Paragraph	Main Modification
		inserted after 3.67	<p><u>The Habitats Regulation Assessment of this Local Plan recommends that clarity is provided in the Local Plan regarding the timely delivery of required infrastructure and treatment capabilities for phosphate, ammonia and nitrogen in order to ensure that there are no significant effects on European sites. The Cross Boundary Water Cycle Study identifies water recycling centres where treatment measures are expected to be needed to ensure that the objectives of the Water Framework Directive and the Habitats Regulation Directive are not compromised. This may also include improvements to the wider wastewater network. Anglian Water, in their role as a water company, and the Environment Agency, in their environmental oversight capacity, advise that phasing of development should be provided for in this respect. However, this should only be required where the size and type of development allows for phasing and where improvement works are identified. The cumulative impact of development should also be considered when determining the need for phasing.</u></p>
	56-57	SCLP3.5	<p>Policy SCLP3.5 Infrastructure Provision</p> <p>The Council will work with partners including, Suffolk County Council, Parish and Town Councils, Suffolk Constabulary, Highways England, Environment Agency, Anglian Water, Essex and Suffolk Water, UK Power Networks and the Ipswich and East Suffolk Clinical Commissioning Group to ensure that the growth over the plan period is supported by necessary infrastructure in a timely manner.</p> <p>Developers must consider the infrastructure requirements needed to support and service the proposed development. All development will be expected to contribute as necessary towards infrastructure provision to meet the needs generated.</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>Off-site infrastructure will generally be funded by the Community Infrastructure Levy. On-site infrastructure will generally be secured and funded through section 106 planning obligations.</p> <p>Development will be expected to contribute to the delivery and enhancement of infrastructure which encourages active lifestyles and healthy communities, through on site provision where appropriate to the scale and nature of development and through CIL contributions. Open space should be provided on new residential development sites to contribute to the provision of open space and recreational facilities to meet identified needs, in accordance with Policy SCLP8.2.</p> <p>In locations where there is inadequate capacity within local catchment schools development should contribute to the expansion or other measures to increase places available at the school. Where new primary schools are provided these should be in locations which are well located in relation to the catchments they will serve, and which maximise opportunities for walking and cycling to school. Development adjacent to existing schools should not compromise the ability of schools to expand to an appropriate size in the future.</p> <p>Development will <u>be expected to follow the principles of Holistic Water Management as set out in Policy SCLP9.7 and will</u> not be permitted where it would have a significant effect on the capacity of existing water infrastructure and follow the principles of Holistic Water Management. Specifically, developers should provide evidence to ensure there is capacity in the water recycling centre and wastewater network in time to serve the development. Where there is no <u>insufficient</u> capacity in the water recycling centre, <u>Anglian Water will review the requirements for investment and</u> development may <u>will</u> need to be phased, <u>where necessary,</u> in order to allow <u>time for</u> improvement works to take place, <u>if required. The improvements shall ensure there is no breach of environmental legislations particularly in relation to the Water Framework Directive and Habitats Regulations</u></p>

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>Directive or subsequent replacements.</u> The agreed improvements should be in place before occupation of proposed dwellings in order to avoid a breach of environmental legislations.</p> <p>Development should not be permitted where the electricity supply network cannot accommodate it. Particular regard should be had to large scale employment sites, which are regarded as particularly energy intensive development. The Council will work with UK Power Networks to ensure that development proposed in this Local Plan does not conflict with the electricity supply network.</p> <p>The Council will work with the digital infrastructure industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses. All new developments must provide the most viable high-speed broadband connection. Infrastructure relating to new developments should be designed so as not to impede or obstruct connection to antennae or masts in the local vicinity. Early engagement with the relevant digital infrastructure provider should be undertaken to avoid such a scenario.</p> <p>To support the provision of waste management infrastructure, where the size of the development allows for it ‘bring sites’ should be included in the design and layout of developments to encourage recycling measures and to reduce the demand on Household Waste Recycling Centres.</p>
MM10	64	SCLP4.2	<p>Policy SCLP4.2: New Employment Development</p> <p>The Council will support the delivery of new employment development to provide greater choice and economic opportunities in suitably located areas across the District. Other uses which are functionally related to the economic activity on the site and the local area will also be supported.</p>

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			<p>Proposals for new employment development falling within use classes B1, B2 and B8 outside of existing Employment Areas but within Settlement Boundaries will be supported where these do not have an <u>unacceptable</u> adverse impact on the surrounding land use, <u>living conditions of local residents</u> and local highway network.</p> <p>Proposals for new employment development falling within use classes B1, B2 and B8 on land outside of Settlement Boundaries will be permitted where a need for additional employment development has been demonstrated or it can be demonstrated that there is no sequentially preferable land available adjacent to existing Employment Areas, within existing Employment Areas or within Settlement Boundaries and:</p> <ul style="list-style-type: none"> a) It would not have an <u>unacceptable</u> adverse impact on surrounding land use; and b) It <u>avoids, or adequately mitigates, any</u> would not have an adverse impact on the character of the surrounding area and landscape, the AONB and its setting or harm the natural or historic environment. <p><u>In addition to the above, proposals for B1a office premises outside of town centres other than for small scale rural offices in accordance with Policies SCLP4.5, SCLP4.6 and SCLP4.7 on sites not allocated for employment use, should also be subject to a sequential test which demonstrates that there are no suitable and available sites within firstly town centres and then edge of centre sites to accommodate the proposal.</u></p>
MM11	64-65	4.26	<i>Modification to Paragraph 4.26:</i>

Ref	Page	Policy / Paragraph	Main Modification
			<p>Some employment sites by their nature have a greater impact on their local environment and the economic operations anticipated to take place on a site is an important consideration in respect of expansion and intensification of premises. Applicants will be required to demonstrate that their proposals for expansion or intensification of employment premises do not have a material harm on the environment and that any adverse impacts can be successfully mitigated. <u>In respect of B1 activities which are main town centres uses, applicants will need to demonstrate that there is no sequentially preferable land available.</u></p>
	65	SCLP4.3	<p>Policy SCLP4.3: Expansion and Intensification of Employment Sites</p> <p>Proposals to expand, alter or make productivity enhancements to existing employment premises will be permitted unless:</p> <ul style="list-style-type: none"> a) The scale of development would cause a severe impact on the highway network; or b) There will be <u>an unacceptable adverse effect on</u> a material harm to the environmental sustainability in <u>of</u> the area; or c) The proposed use is not compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns; or d) There is <u>an unacceptable adverse effect on</u> harm to the amenity and living conditions of local residents and businesses relating to matters of noise, vibration, dust and light; and e) Potential adverse impacts can not be successfully mitigated.

Ref	Page	Policy / Paragraph	Main Modification
			Where expansion or intensification of existing premises falling within use classes B1, B2 and B8 cannot reasonably take place within existing Employment Areas, development will be permitted on adjacent land outside of Settlement Boundaries providing it does not have an unacceptable impact on surrounding land uses.
MM12	66	4.32	<p><i>Modification to paragraph 4.32:</i></p> <p>National planning policy seeks to support a prosperous rural economy through the sustainable growth and expansion of businesses in the rural areas. <u>Agriculture is particularly important to the District's economy and there is a need to enable the sector to erect new buildings, structures and infrastructure that it requires to grow, modernise and function efficiently. The Local Plan acknowledges that these buildings may need to be located in countryside locations.</u> Across the District there are a large number of farms and rural diversification schemes on isolated sites which provide employment opportunities or which through investment, could provide new economic opportunities in the form of traditional B class industries, cultural or tourism activities. Rural Estates in the District present particular opportunities related to their long term management and diverse economic functions.</p>
	67	SCLP4.5	<p>Policy SCLP4.5: Economic Development in Rural Areas</p> <p>Proposals that grow and diversify the rural economy, particularly where this will secure employment locally, enable agricultural growth and diversification and other land based rural businesses, will be supported</p> <p>Proposals will be supported where:</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>a) They accord with the vision of any relevant Neighbourhood Plan in the area;</p> <p>b) The scale of the enterprises accords with the Settlement Hierarchy;</p> <p>c) The design and construction avoids, or adequately mitigates, any do not have an adverse impact on the character of the surrounding area and landscape, the AONB and its setting or harm the natural or historic environment;</p> <p>d) Small scale agricultural diversification schemes make good use of previously developed land; and</p> <p>e) The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns; and</p> <p>f) The proposal delivers additional community, cultural or tourism benefits.</p> <p><u>Proposals will be expected to provide additional community, cultural or tourism benefits where opportunities exist.</u></p> <p><u>The delivery of new buildings, structures and infrastructure that the agricultural industry requires to grow, modernise and function efficiently will be supported.</u></p>
MM13	68	SCLP4.6	<p>Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use</p> <p>The conversion of rural buildings to employment use will be permitted where:</p> <p>a) The business use is of a scale and character that is appropriate to its location in accordance with the Settlement Hierarchy;</p>

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

Ref	Page	Policy / Paragraph	Main Modification
			<p>k) The proposal enables farm, forestry and other land-based businesses to build the buildings and infrastructure they need to function efficiently.</p>
MM14	70	SCLP4.7	<p>Policy SCLP4.7: Farm Diversification</p> <p>Proposals for farm diversification schemes to support the continued viability of the farm will be supported where:</p> <ul style="list-style-type: none"> a) Farming activities remain the predominate use on the site; b) The proposal is of a use and scale that relates well to the setting of the existing farm; c) The proposal does not compromise highway safety to the local road network or free flow of traffic and there is adequate off road parking; d) The proposals <u>avoids, or adequately mitigates, any</u> do not have an adverse impact on the character of the surrounding area and landscape, the AONB and its setting or harm the natural or historic environment; e) The diversification is supported by detailed information and justification that demonstrates that the proposals will contribute to the viability of the farm as a whole and its continued operation; f) The diversification retains or provides additional employment for the local community; g) The proposal supports the retention or creation of jobs associated with the farm; h) The conversion of existing farm buildings is undertaken sympathetically to the traditional character of the farm; and i) The proposal does not involve permanent residential uses.

Ref	Page	Policy / Paragraph	Main Modification
			Support will be given to farm shops which provide continued employment opportunities and sell a range of produce associated with the farm and the local area. Proposals should be of a scale which is not detrimental to the existing shopping facilities provided in nearby towns and villages.
MM15	75	After 4.62	<p><i>Add new paragraph after paragraph 4.62 to read:</i></p> <p><u>In primary shopping areas, the policy aims to ensure a dominant retail appearance which supports high levels of footfall. As such the policy restricts proposals which would undermine this approach and result in concentrations of non A1 uses. In coming to a view as to whether a proposal would result in a concentration of non A1 uses, using Table 4.1 as a baseline, the Council will have regard to the total number and proportion of different use classes along the immediate frontage and the continuity of non A1 uses.</u></p>
MM16	85	5.25	<p><i>Amend paragraph 5.25 to read:</i></p> <p><u>A 'close group' of dwellings adjacent to an existing highway, is one where the dwellings are considered to be adjacent to each other, and not separated by extensive open areas. There may, for example, be garden space or other buildings between dwellings however separation by fields or open land would not constitute a close group.</u></p> <p>Criterion (c) in Policy SCLP5.4 sets out policy regarding the characteristics of the location of sites in relation to surrounding development. In considering whether a proposal would be acceptable under criterion (c), adjacent development on two sides can include circumstances where the site is separated from existing development by the highway. The adjacent development on two sides must extend along the entirety of the proposed site.</p>

Ref	Page	Policy / Paragraph	Main Modification
	86	SCLP5.4	<p>Policy SCLP5.4: Housing in Clusters in the Countryside</p> <p>Proposals for new dwellings within ‘clusters’ in the countryside will be supported where:</p> <ul style="list-style-type: none"> a) The proposal is for up to three dwellings within a cluster of five or more dwellings; <p>Or</p> <p>The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;</p> <p>And</p> <ul style="list-style-type: none"> b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides; c) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape. <p>Where more than three dwellings are proposed under criterion b) above, applicants must be able to demonstrate that the scheme has the support of the local meaningful and effective community engagement has</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>taken place in the development of the scheme</u> and that the mix of dwellings proposed would meet locally identified needs.</p> <p>Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas; <u>and</u> the Area of Outstanding Natural Beauty, and special qualities and <u>Consideration will also need to be given to the</u> features of Landscape Character Areas in accordance with Policy SCLP10.4.</p> <p>The cumulative impact of proposals will be a consideration in relation to the criteria above.</p> <p>A 'cluster' in the context of this policy:</p> <ul style="list-style-type: none"> ■ Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and ■ Contains 5 or more dwellings.
MM17	91	5.38 and Table 5.1	<p><i>Amend paragraph 5.38 and Table 5.1:</i></p> <p>The SHMA provides conclusions on the size of property needed in each tenure for the District as a whole, and this part of the SHMA has been updated in 2018<u>2019</u> to reflect the disaggregation of the housing need figure calculated using the national standard methodology. Evidence shows that this varies between tenure, but that overall there is a need for all sizes of property and that across all tenures there is a need for at least 40% to be 1 or 2 bedroom properties. Consultation feedback suggests a relatively high level of demand for smaller properties, particularly those to meet the needs of first time buyers or those looking to downsize. At present, around 30% of all properties in the District are 1 or 2 bedrooms, and therefore the need for 40% of new</p>

Ref	Page	Policy / Paragraph	Main Modification										
			<p> dwellings over the Plan period should not be underestimated. To ensure that smaller properties are delivered, and in particular recognising the issues around affordability and the potential demand for properties for downsizing due to the ageing population, a particular focus on smaller properties has been identified. Policy SCLP5.8 includes a requirement for at least 40% of new dwellings to be 1 or 2 bedroom properties. It should be noted that the requirements in Table 5.1 below relate to District level need. It is acknowledged that, depending on the character of the surrounding area, some sites may present a greater opportunity to secure smaller properties and consideration will therefore be given to surrounding densities and character in this respect.</p> <p><i>Table 5.1 District-wide housing need by size, source: Strategic Housing Market Assessment Part 2 (Update 20182019)</i></p> <table border="1" data-bbox="696 730 2018 983"> <thead> <tr> <th data-bbox="696 730 1279 783">Number of bedrooms</th> <th data-bbox="1279 730 2018 783">Percentage of District wide need³⁸</th> </tr> </thead> <tbody> <tr> <td data-bbox="696 783 1279 836">1</td> <td data-bbox="1279 783 2018 836">12%</td> </tr> <tr> <td data-bbox="696 836 1279 888">2</td> <td data-bbox="1279 836 2018 888">29%</td> </tr> <tr> <td data-bbox="696 888 1279 941">3</td> <td data-bbox="1279 888 2018 941">27%25%</td> </tr> <tr> <td data-bbox="696 941 1279 983">4+</td> <td data-bbox="1279 941 2018 983">33%</td> </tr> </tbody> </table>	Number of bedrooms	Percentage of District wide need ³⁸	1	12%	2	29%	3	27% 25%	4+	33%
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	92	5.40	<p><i>Modification to paragraph 5.40:</i></p> <p><u>There may be circumstances where there is</u> Other evidence of local housing needs <u>which</u> may include the Housing Register or a housing needs survey carried out by a Town or Parish Council, Neighbourhood Plan group or other organisation, however this would be <u>and this may form a material consideration to be</u> considered alongside the conclusions of the SHMA which sets out the need at the District level. Any alternative assessment</p>										

Ref	Page	Policy / Paragraph	Main Modification
			of local need would need to be viewed in the context that new housing development is contributing to the District wide need and not just to the needs of the Town or Parish where the development is proposed.
	92	5.41	<p><i>Modification to paragraph 5.41:</i></p> <p>The SHMA highlights that within the Ipswich Strategic Planning Area the population of those aged over 65 is projected to increase by 57.8%46.3% between 2014-2018 and 2036. The East Suffolk Housing Strategy recognises that there are an increasing number of older people living in housing that is too large or is not suited to their mobility needs. It states that there is a need for more housing to be adapted to make it accessible and for more specialist housing for older people, including higher level support for people with severe mobility problems, chronic physical health conditions and dementia. The development of new housing provides an opportunity to design-in such considerations. Provision of smaller, more suitable, accommodation may result in more of the existing larger properties becoming available.</p>
	92	After 5.41	<p><i>Addition of new paragraphs after paragraph 5.41:</i></p> <p><u>The Local Plan seeks to address the housing needs of older people in a number of ways. Whilst the unrestricted existing housing stock, in practice, forms part of the supply of future housing for older people the Plan recognises that due to the increasingly ageing population there is a need to ensure that new development provides for housing that will more specifically meet the needs for accommodation for older people. By 2036 it is projected that there will be 40,916 older person households (gross) in the Suffolk Coastal area. The types of accommodation needed for older person households, derived from the Long Term Balancing Housing Markets</u></p>

Ref	Page	Policy / Paragraph	Main Modification																																									
			<p>model and Strategic Housing for Older People tool as referenced in the SHMA, are set out in Table 5.2 below. It is evident that the majority of older people will require general housing.</p> <p><i>Table 5.2: Type of accommodation required for older person only households in Suffolk Coastal in 2036 (gross)</i></p> <table border="1" data-bbox="864 560 1977 1350"> <thead> <tr> <th rowspan="2">Size of home</th> <th colspan="3">Market</th> <th colspan="3">Affordable</th> </tr> <tr> <th>General housing</th> <th>Sheltered housing</th> <th>Enhanced sheltered/ Extra care housing</th> <th>General housing</th> <th>Sheltered housing</th> <th>Enhanced sheltered/ Extra care housing</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>3,163</td> <td>1,269</td> <td>253</td> <td>1,953</td> <td>749</td> <td>216</td> </tr> <tr> <td>2 bedrooms</td> <td>8,177</td> <td>224</td> <td>17</td> <td>2,453</td> <td>65</td> <td>4</td> </tr> <tr> <td>3 bedrooms</td> <td>15,690</td> <td>-</td> <td>-</td> <td>501</td> <td>-</td> <td>-</td> </tr> <tr> <td>4+ bedrooms</td> <td>3,817</td> <td>-</td> <td>-</td> <td>0</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	Size of home	Market			Affordable			General housing	Sheltered housing	Enhanced sheltered/ Extra care housing	General housing	Sheltered housing	Enhanced sheltered/ Extra care housing	1 bedroom	3,163	1,269	253	1,953	749	216	2 bedrooms	8,177	224	17	2,453	65	4	3 bedrooms	15,690	-	-	501	-	-	4+ bedrooms	3,817	-	-	0	-	-
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			<u>Total in households</u>	<u>30,847</u>	<u>1,493</u>	<u>270</u>	<u>4,907</u>	<u>814</u>	<u>220</u>		
			<u>Residential care</u>	<u>1,618</u>			<u>747</u>				
			<p><u>In reflection of the extent of need for older persons accommodation, Policy SCLP5.8 references that housing development over the plan period will contribute to the significant need for accommodation for older people and that all housing development of ten or more dwellings should demonstrate how it will contribute to meeting the needs of older people. It is acknowledged that on smaller sites (below 50 dwellings) the provision of specialist accommodation (sheltered and extra care) is less likely to be feasible and the Council would therefore expect that the needs for older persons housing to be addressed through provision of M4(2) and M4(3) housing and other forms of housing as set out in paragraph 5.49, as part of the housing mix. On larger sites (of 50 or more dwellings) the Council would expect that, in meeting this policy requirement, consideration is given to needs for specialist housing and that this is addressed where feasible.</u></p> <p><u>Reflecting the opportunities provided by sites to deliver on the wider objectives set out in paragraph 5.50, a number of site allocations within the Local Plan contain a policy criteria specifying that the mix of housing provided should include housing to meet the needs of older people. It is expected that development coming forward on these allocations would, as an integral part of the development, include housing such as the types</u></p>								

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>set out in paragraph 5.49 below and on larger allocations would consider and address needs for specialist accommodation where feasible as part of meeting this requirement.</u></p> <p><u>The allocations which contain a specific requirement to include housing to meet the needs of older people are:</u></p> <p><u>SCLP12.3 North Felixstowe Garden Neighbourhood</u></p> <p><u>SCLP12.4 Land North of Conway Close and Swallow Close, Felixstowe (includes a specific reference to bungalows)</u></p> <p><u>SCLP12.5 Land at Brackenbury Sports Centre</u></p> <p><u>SCLP12.25 Suffolk Police HQ, Portal Avenue, Martlesham</u></p> <p><u>SCLP12.29 South Saxmundham Garden Neighbourhood</u></p> <p><u>SCLP12.33 Land at Woodbridge Town Football Club</u></p> <p><u>SCLP12.43 Land South of Forge Close between Main Road and Ayden, Benhall</u></p> <p><u>SCLP12.46 Land behind 15 St Peters Close, Charsfield (includes a specific reference to bungalows)</u></p> <p><u>SCLP12.49: Land off Laxfield Road, Dennington</u></p> <p><u>SCLP12.50: Land to the South of Eyke CoE Primary School and East of the Street, Eyke</u></p>

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>SCLP12.51: Land to the West of Chapel Road, Grundisburgh</u></p> <p><u>SCLP12.57: Land North of Mill Close, Orford (includes specific reference to bungalows)</u></p> <p><u>SCLP12.58: Land adjacent to Swiss Farm, Otley</u></p> <p><u>SCLP12.60: Land between High Street and Chapel Lane, Pettistree</u></p> <p><u>SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin</u></p> <p><u>SCLP12.68 Land West of B1125, Westleton</u></p>
	92	5.42	<p><i>Modifications to Paragraph 5.42 and insertion of new paragraph after paragraph 5.42:</i></p> <p>The SHMA includes an assessment of the needs for specialist accommodation <u>for older people</u> (sheltered housing, enhanced sheltered housing and extra care housing) and identifies a need for a total of 1,287 units by 2036. The SHMA also identifies a need for a further 1,118 spaces in Registered Care (nursing and residential care homes) over the plan period. <u>These needs are set out in Table 5.3 below, and have been further disaggregated between market and affordable needs.</u></p>

Ref	Page	Policy / Paragraph	Main Modification																					
			<p><u>Table 5.3: Net need for specialist accommodation in Suffolk Coastal (2016 – 2036)*</u></p> <table border="1"> <thead> <tr> <th></th> <th colspan="3"><u>Market</u></th> <th colspan="3"><u>Affordable</u></th> </tr> <tr> <th></th> <th><u>Residential care</u></th> <th><u>Sheltered housing</u></th> <th><u>Enhanced sheltered/ Extra care housing</u></th> <th><u>Residential care</u></th> <th><u>Sheltered housing</u></th> <th><u>Enhanced sheltered/ Extra care housing</u></th> </tr> </thead> <tbody> <tr> <td><u>Number of units</u></td> <td><u>694</u></td> <td><u>891</u></td> <td><u>247</u></td> <td><u>424</u></td> <td><u>95</u></td> <td><u>53</u></td> </tr> </tbody> </table> <p>However, traditional forms of provision may not always match modern demands and although the specialist housing market sector addresses a wide variety of needs it is considered that some of this need will be met through the provision of non-specialist housing, and therefore it is important that the mix of housing helps to address these needs. Provision for sheltered and extra care housing and registered care will be secured through larger residential allocations where feasible, as part of a mix of housing types.</p>		<u>Market</u>			<u>Affordable</u>				<u>Residential care</u>	<u>Sheltered housing</u>	<u>Enhanced sheltered/ Extra care housing</u>	<u>Residential care</u>	<u>Sheltered housing</u>	<u>Enhanced sheltered/ Extra care housing</u>	<u>Number of units</u>	<u>694</u>	<u>891</u>	<u>247</u>	<u>424</u>	<u>95</u>	<u>53</u>
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Ref	Page	Policy / Paragraph	Main Modification
			<p><u>It is expected that the two Garden Neighbourhoods, which form a central part of the strategy of the Local Plan, will deliver an element of specialist housing through reference in the policies to the provision of housing to meet the needs of vulnerable people. Land is also allocated under Policy SCLP12.27 Land rear of Rose Hill, Aldeburgh for the development of a care home alongside residential dwellings. Policy SCLP5.8 supports the provision of sheltered and extra care housing where this incorporates a mix of tenures to meet an identified need. Policy SCLP5.11 Affordable Housing on Exception Sites also provides opportunities for the delivery of affordable specialist accommodation on sites outside of but adjacent or well related to Settlement Boundaries.</u></p> <p><u>* Note that figures may not sum due to rounding</u></p>
	92-93	5.43	<p><i>Modifications to paragraph 5.43:</i></p> <p>In 2015, the Government introduced two new ‘optional’ Building Regulations standards relating to accessible dwellings, which set standards in relation to accessible and adaptable dwellings (Part M4(2)) and wheelchair accessible dwellings (Part M4(3)) which are over and above the minimum requirements³⁹. Local authorities can apply these optional standards by incorporating a requirement within their planning policies. The SHMA identifies that there will be an increase of 3,120 people over 65 in Suffolk Coastal with a limiting long term illness by 2030. Considered alongside the number of adaptations made annually to the existing stock⁴⁰ and the scale of projected growth in population aged over 65, it is considered that there is a clear need for a significant proportion of new dwelling stock to be built to higher accessible and adaptable standards. Such dwellings are not only beneficial to older people but may also help to meet the needs of other groups for example families with young children. <u>Alongside expecting developments of 10 or more non-specialist dwellings to demonstrate how needs for older people are met, t</u>he policy therefore requires <u>at least</u> 50% of dwellings in developments of 10</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>non-specialist dwellings or more to meet the requirements of Part M4(2). This includes developments incorporating specialist and non-specialist dwellings where 10 or more non-specialist dwellings are proposed. In recognition of the types of needs being met by specialist accommodation, the policy expects that all specialist accommodation would meet the requirements for M4(2) dwellings.</u> Whilst the Council will support the development of dwellings built to the wheelchair accessible standard, a requirement for these will not be set as the needs for them will be specific to individual circumstances. This approach also supports the Joint Health and Wellbeing Strategy for Suffolk which identifies the provision of greater choice and innovation in housing for those with disabilities as one of its priorities, and the East Suffolk Housing Strategy which identifies a need for more accessible accommodation.</p>
	93	5.44	<p><i>Modification to paragraph 5.44:</i></p> <p><u>In addition to specialist accommodation,</u> there is a range of types of housing that may be particularly well suited to the older population, but <u>and which</u> may also help to improve choice in the housing stock across the District more generally. The Council will support innovative schemes which seek to create integrated communities and will expect developers to consider whether such types of housing would be feasible depending on the site size and location. Examples of housing types and design which may contribute to providing a mix of housing choices for older people could include those set out below, however it is not the intention that these would routinely be limited to occupation by older people and they may also suit the needs of others. Types of housing which could be suitable for older people include:</p> <ul style="list-style-type: none"> ■ Almshouses – housing provided by charities at a low rent, usually for older people; ■ Cohousing – community led schemes whereby residents share some spaces / facilities;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> ■ Bungalows/<u>level access homes</u>, including dormer bungalows provided there is adequate living accommodation (i.e. bedroom(s) and bathroom(s)) on the ground floor; ■ Smaller properties, but which have larger than standard living and storage space; ■ Provision of shared or smaller garden/outdoor spaces.
	93	5.46	<p><i>Modification to paragraph 5.46:</i></p> <p>To achieve a greater mix of housing types, the starting point will be that all developments of 5 or more residential units will be expected to provide a mix of house types and sizes. The Council will expect applicants to relate needs to the SHMA and/or to an assessment of local need where the methodology and scope for this is agreed with the Council.</p>
	94	SCLP5.8	<p>Policy SCLP5.8: Housing Mix</p> <p><u>Proposals for new housing development will be expected to deliver the housing needed for different groups in the community as identified in the Strategic Housing Market Assessment, or latest equivalent assessment.</u></p> <p><u>New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location, reflecting where feasible the identified need, particularly focusing on smaller dwellings (1 and 2 bedrooms).</u></p> <p>Proposals for new housing development will be expected to reflect the mix and type of housing needs identified in the Strategic Housing Market Assessment or other evidence of local needs as supported by the Council.</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>Proposals for 5 or more units should provide for a mix of sizes and types based upon table 5.1, and should provide for at least 40% to be 1 or 2 bed properties.</p> <p><u>To contribute towards meeting the significant needs for housing for older people, proposals for ten or more dwellings should demonstrate how the development will contribute to meeting the needs of older people.</u></p> <p>On proposals of 10 units or more <u>non-specialist dwellings</u> at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations, and will be required to demonstrate how the proposal contributes to increasing the choice and mix of housing available for the older population. <u>All specialist dwellings will be expected to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. Only in exceptional circumstances would a lower percentage of M4(2) dwellings be permitted. In such circumstances applicants would need to demonstrate that provision is either unfeasible or unviable and that the development incorporates alternative measures to enhance accessibility and adaptability where possible.</u></p> <p>Sheltered and extra-care housing will be supported where the scheme incorporates a mix of tenures and sizes to meet an identified need.</p> <p>Neighbourhood Plans may set out an approach to housing type and mix specific to the local area where this is supported by evidence.</p>
MM18	97	5.60	<i>Amend paragraph 5.60 to read:</i>

Ref	Page	Policy / Paragraph	Main Modification
			<p>The Strategic Housing Market Assessment update carried out in 2018<u>2019</u> identifies that of the total housing need across the District 10.4%<u>10.2%</u> should be for social rent / affordable rent, 6.3%<u>7.0%</u> should be for shared ownership and 4.1%<u>4.6%</u> should be for Starter Homes / discounted home ownership. In recognition that market schemes below 10 dwellings will not need to provide affordable housing, it is appropriate that the proportion required on sites of ten or more dwellings makes a greater contribution to the overall District wide need. The National Planning Policy Framework requirement for 10% of homes on major development to be for affordable home ownership will be considered alongside the conclusions of the Strategic Housing Market Assessment and other evidence of local need on a case by case basis.</p>
	97	5.61	<p><i>Amend paragraph 5.61 to read:</i></p> <p>The Strategic Housing Market Assessment, included some analysis of Starter Homes and discounted market housing to identify their potential role in meeting housing needs. The Strategic Housing Market Assessment concluded that these tenures would most likely be suitable for those who currently reside in the private rental sector and concluded that there would be an indicative demand for 642<u>390</u> dwellings in these tenures. The provision of Starter Homes and discounted home ownership should not therefore be made at the expense of shared ownership and social / affordable rent. Further, as Starter Homes are not required to remain as such in perpetuity, policy needs to consider the longer term appropriateness of market housing in locations where Starter Homes are supported.</p>
	97	5.62	<p><i>Modifications to Paragraph 5.62:</i></p> <p>In exceptional circumstances where proposals are not able to meet the requirements for affordable housing for viability reasons, and to ensure that development can still come forward and overall housing delivery is not</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>compromised, the Council may agree to alter the requirements subject to this being demonstrated through a comprehensive viability assessment, to the Council's satisfaction. Before reducing the overall provision of affordable housing, the tenure and type of affordable housing should be first adjusted to secure viability. In line with the National Planning Policy Framework, viability assessments will be made publicly available. Guidance on viability assessments is contained in Appendix G. <u>The Council's Whole Plan Viability Study (January 2019) identified a series of site and development typologies that are common across the District. The Study shows that solely flatted developments on brownfield sites may not be viable when meeting the policy requirement for affordable housing. Schemes which propose a mix of unit type, will be assessed as a whole to determine the level of affordable housing to be provided. Where at the planning application stage provision of affordable housing in accordance with Policy SCLP5.10 is considered by an applicant to not be viable the Council would require demonstration of this through a viability assessment following the guidance contained in Appendix G.</u> In determining whether a site has capacity for more than ten units, consideration will be given to the potential developable area of a site and an appropriate density for development that accords with Policy SCLP11.1 Design Quality. The National Planning Policy Framework states that where vacant buildings are being re-used or redeveloped an affordable housing contribution should be reduced by a proportionate amount.</p>
	98	SCLP5.10	<p>Policy SCLP5.10: Affordable Housing on Residential Developments</p> <p>Proposals for residential development with capacity for ten units or more or sites of 0.5ha or more will be expected to make provision for 1 in 3 units to be affordable dwellings, and to be made available to meet an identified local need, <u>including needs for affordable housing for older people.</u></p> <p>Proposals which provide a higher amount of affordable housing than that set out above will also be permitted.</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.</p> <p>Provision is expected to be made on-site, unless it can be demonstrated in exceptional circumstances that it is not feasible or practical to provide the units on site in which case it may be agreed that a commuted sum could be paid towards provision of affordable housing outside of the site.</p> <p>In exceptional circumstances, where the Council is satisfied that the provision of affordable housing is not viable, as demonstrated through a viability assessment the Council may agree to vary the requirement for affordable housing. <u>The requirement for affordable housing does not apply to developments which are solely brownfield flatted schemes. In schemes with a mix of housing types the affordable housing provision will be assessed as a whole.</u></p> <p>Neighbourhood Plans may set requirements for a greater proportion of affordable housing where this is supported by evidence of need and viability assessment.</p>
MM19	100	SCLP5.11	<p>Policy SCLP5.11: Affordable Housing on Exception Sites</p> <p>Proposals for the development of affordable housing in the countryside will be permitted where:</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>a) It is demonstrated there is an identified local need for affordable housing and this cannot be met through existing housing allocations in the Local Plan or relevant Neighbourhood Plan, or through development within the Settlement Boundary;</p> <p>b) The scheme is adjacent or well related to an identified Settlement Boundary or a cluster of houses in the countryside (as defined in Policy SCLP5.4);</p> <p>c) The scheme incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need, <u>including needs for affordable housing for older people</u>; and</p> <p>d) The location, scale and design standard of a scheme will retain or enhance the character and setting of the settlement or cluster and not lead to settlement coalescence.</p> <p>A limited amount of market housing will be permitted as part of affordable housing development in the countryside where it is required to cross-subsidise the affordable housing. Where market housing is to be provided on site this will be subsidiary to the affordable housing element of the proposal and the amount of market housing required will need to be demonstrated through a viability assessment. The amount of market housing on the site should be no more than one third of the dwellings on the site.</p> <p>Where Starter Homes are proposed, these should form part of a mix of tenures on the site.</p> <p>Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.</p>

Ref	Page	Policy / Paragraph	Main Modification
MM20	101	SCLP5.12	<p>Policy SCLP5.12: Houses in Multiple Occupation</p> <p>Proposals for Houses in Multiple Occupation will be supported within Settlement Boundaries where:</p> <ul style="list-style-type: none"> a) There is no adverse impact on the character of the dwelling or the surrounding area; b) Provision can be made for sufficient parking <u>and where the dwelling is, or can be made to be, accessible to public transport services and main employment and service centres on foot and by cycle; and</u> or the dwelling is served by good public transport or walking/cycling links which connect the dwelling to main employment and service centres; and c) Any extensions necessary are in accordance with the Council's design policies.
MM21	101	5.73	<p><i>Modifications to Paragraph 5.73:</i></p> <p>In order to ensure that annexes remain as such and are not sold, let or used as independent dwellings, occupation will be limited by way of a condition or planning obligation <u>in accordance with national policy for planning conditions and planning obligations. The use of such conditions will ensure that annexes are not used as dwellings in locations, or under circumstances, where a new dwelling would not usually be permitted. In particular, the creation of an annex should not lead to the creation of a new home in the countryside that would not be permitted under Policy SCLP5.3.</u> Particular care will be taken in respect of residential annexes to ensure that, through design and/or planning conditions, annexes are not able to be separated from the main building in order to create a separate dwelling. <u>Where an annex is proposed as an extension, its later incorporation into the host dwelling should not lead to the creation of two dwellings.</u></p>

Ref	Page	Policy / Paragraph	Main Modification
	102	SCLP5.13	<p>Policy SCLP5.13: Residential Annexes</p> <p>An annex to an existing dwelling will be supported where:</p> <ul style="list-style-type: none"> a) The annex is smaller in scale and clearly ancillary to the host dwelling; b) The proposal does not involve the physical separation of the residential curtilage; c) No separate access is required; d) The annex is either an extension or is well related to the host dwelling; e) In the case of a new build annex, it is not feasible to create the annex through an extension or the conversion of an outbuilding; f) There is sufficient off-road parking; and g) There is no significant adverse effect on the landscape or visual amenity. <p>Conditions <u>or planning obligations</u> will be applied to limit occupation to <u>use as an annex and to</u> prevent future use as a separate dwelling <u>in accordance with national policy for planning conditions and obligations.</u> and <u>Where</u> an annex is proposed as an extension, it should be designed in a way which will enable it to be incorporated into the host dwelling when no longer required.</p>
MM22	104	5.81	<p><i>Amend paragraph 5.81 to read:</i></p> <p>In addition to planning permission, some works may also require consent from the Marine Management Organisation and/or, the Crown Estate, <u>or Natural England</u>. The advice of the Environment Agency in relation to potential risk from flooding, <u>and the advice of Natural England in relation to the Habitat Regulations</u> will be</p>

Ref	Page	Policy / Paragraph	Main Modification														
			considered. Works in, under, over or within 8 metres from a fluvial main river and from any flood defence structure or culvert may also require an environmental "Flood Risk Activity" permit from the Environment Agency.														
MM23	106	5.90	<p><i>Modifications to paragraph 5.90 and insertion of new paragraph after paragraph 5.90:</i></p> <p>The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney (2017) identifies Suffolk Coastal as ‘unique’ in the eastern region in that it has a relatively stable population of New Age Travellers and concludes that there is a need for 15 permanent Gypsy and Traveller pitches⁴² over the period 2016 – 2036. The Accommodation Needs Assessment also concludes that there is a need for 2 to 3 short stay stopping sites across the study area. <u>This need relates largely to the unauthorised nature of sites on which the existing population of New Travellers reside. The need over the period 2016 – 2036 is set out below.</u></p> <p><i><u>Table 5.4: Needs for permanent pitches</u></i></p> <table border="1"> <thead> <tr> <th></th> <th><u>Existing provision (2016)</u></th> <th><u>Additional need 2016 - 2021</u></th> <th><u>Additional need 2021 - 2026</u></th> <th><u>Additional need 2026 - 2031</u></th> <th><u>Additional need 2031 - 2036</u></th> <th><u>Total additional need 2016 - 2036</u></th> </tr> </thead> <tbody> <tr> <td><u>Permanent pitches</u></td> <td><u>0</u></td> <td><u>12</u></td> <td><u>1</u></td> <td><u>1</u></td> <td><u>1</u></td> <td><u>15</u></td> </tr> </tbody> </table>		<u>Existing provision (2016)</u>	<u>Additional need 2016 - 2021</u>	<u>Additional need 2021 - 2026</u>	<u>Additional need 2026 - 2031</u>	<u>Additional need 2031 - 2036</u>	<u>Total additional need 2016 - 2036</u>	<u>Permanent pitches</u>	<u>0</u>	<u>12</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>15</u>
	<u>Existing provision (2016)</u>	<u>Additional need 2016 - 2021</u>	<u>Additional need 2021 - 2026</u>	<u>Additional need 2026 - 2031</u>	<u>Additional need 2031 - 2036</u>	<u>Total additional need 2016 - 2036</u>											
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Ref	Page	Policy / Paragraph	Main Modification
			<p>⁴² Area on a site developed for a family unit to live</p> <p><u>The Accommodation Needs Assessment identified that the need for 10 of the 15 pitches relates to existing developments being unauthorised. National Planning policy for Traveller Sites sets out the Government’s aim to reduce the number of unauthorised developments. In this respect, the Council will engage with the relevant landowners and occupants with a view to establishing a way in which appropriate use of the site can be regularised. On this basis it is identified that over the Plan period there is a need for a further 5 new pitches.</u></p>
	106	After 5.90	<p><i>Insertion of new paragraph after paragraph 5.90 and associated new paragraph (including existing last sentence of 5.90):</i></p> <p>The Accommodation Needs Assessment also concludes that there is a need for 2 to 3 short stay stopping sites across the study area. <u>The Council is working with other authorities across Suffolk to deliver the need for short stay stopping sites, as set out in the East Suffolk Private Sector Housing Strategy (2019 – 2023).</u></p>
	106	5.91	<p><i>Amend paragraph 5.91 to read as follows and include a new table:</i></p> <p>The District also has one, long-established Travelling Showpersons site. The Accommodation Needs Assessment identifies a need for 4<u>2</u> plots for Travelling Showpeople in Suffolk Coastal over the period 2016 - 2036. <u>The need over the period 2016 – 2036 is set out below.</u></p> <p><u><i>Table 5.5 Needs for plots for Travelling Showpeople</i></u></p>

Ref	Page	Policy / Paragraph	Main Modification					Total additional need 2016 – 2036	
			Existing provision (2016)	Additional need 2016 - 2021	Additional need 2021 - 2026	Additional need 2026 - 2031	Additional need 2031 – 2036		
			Travelling Showpeople plots	<u>2</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
	107	SCLP5.17	<p>Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople</p> <p><u>The Council will support the provision of permanent sites for Gypsies and Travellers and Travelling Showpeople, to meet the needs identified through the 2017 Accommodation Needs Assessment as set out below:</u></p> <p>a) <u>Provision of 5 new pitches to meet the needs for permanent accommodation for Gypsies and Travellers;</u></p> <p>b) <u>Provision of 2 plots to meet the needs for Travelling Showpeople.</u></p> <p><u>The Council will work with other Councils across Suffolk to deliver identified needs for short stay stopping sites, including the delivery of one short stay stopping site within East Suffolk.</u></p> <p>Sites for Gypsies and Travellers and Travelling Showpeople will be permitted where:</p>						

Ref	Page	Policy / Paragraph	Main Modification
			<p>a) <u>c)</u> The proposed occupants meet the definition of ‘Gypsies and Travellers’ or ‘Travelling showpeople’ as set out in ‘Planning Policy for Traveller Sites’ (2015) (or subsequent revisions);</p> <p>b) <u>d)</u> The site is within, adjacent to or well related to a Major Centre, Town, Large Village or Small Village. Where the requirement for a site is linked to the education or health needs of the occupants the site must be well related to locations where these services are provided;</p> <p>e) <u>e)</u> The site is capable of being provided with mains water and adequate sewage/waste disposal provision (including the storage of waste prior to disposal);</p> <p>f) <u>f)</u> The site is acceptable in terms of highway safety;</p> <p>g) <u>g)</u> The site is designed so as to minimise visual impact on the surrounding area and landscape character, and does not dominate the nearest settled community;</p> <p>h) <u>h)</u> The site is not located in flood zone 2 or flood zone 3;</p> <p>i) <u>i)</u> Any industrial, retail, commercial, or commercial storage activities to take place on the site must be ancillary to the primary use of the site for residential purposes and must not harm the amenity of occupants of the site or surrounding areas;</p> <p>j) <u>j)</u> The scale and range of uses proposed within the site are acceptable in terms of their impact on any existing neighbouring uses; and</p> <p>k) <u>k)</u> Where it is intended that a site should be self managed by the occupants, the capacity of the site should not normally exceed 8 pitches.</p>

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			<p><u>The Council will work with relevant parties with the aim of reducing the number of unauthorised permanent pitches. Where proposals would contribute towards reducing the number of unauthorised pitches, this will be a factor in decision taking.</u></p> <p>Where the proposal is for a Travelling Showpersons site (or extension to an existing site) sufficient space for storage of vehicles and equipment will be provided.</p> <p>Neighbourhood Plans may allocate sites for Gypsy and Traveller use.</p>
MM24	109	6.2	<p><i>Modification to paragraph 6.2:</i></p> <p>Sustainable growth in tourism can promote a better understanding and appreciation of the natural and, built <u>and historic</u> environment, which in turn will help to maintain these finite resources for future generations.</p>
MM25	112	SCLP6.2	<p>Policy SCLP6.2: Tourism Destinations</p> <p>The Council will support proposals for tourism development that contribute to the broad appeal, accessibility and year round nature of destinations across the district.</p> <p>Tourism proposals should be of the highest standard of design and seek to protect and enhance the special character and interest of the destinations and the distinctiveness of the area with particular regard to sensitive landscapes and heritage assets.</p>

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			<p>Where necessary, applications for new destinations or the redevelopment or extension/intensification of destinations will need to be subject to screening under the Habitats Regulations Assessment. Any destinations which would result in significant adverse effects <u>on European sites</u> which could not be appropriately mitigated will not be permitted. A Landscape and Visual Impact Assessment will also be required where the destination is in an area of landscape sensitivity in accordance with the Landscape policies.</p>
MM26	113	6.20	<p><i>Modification to paragraph 6.20:</i></p> <p>Tourism can take many forms but within the AONB, the Local Plan will seek small scale <u>only support</u> developments <u>and proposals</u> which are of a higher standard of design, and proposals that reduce the impacts on the environment, by making reuse <u>where appropriate, reusing</u> of existing buildings to ensure that <u>and which satisfy the primary purpose of designation, that is to conserve and enhance the</u> special qualities of the <u>AONB</u> area are retained. Opportunities for innovative contemporary design are welcomed in appropriate locations within the AONB. The success of the tourism industry and the conservation of the AONB are not mutually exclusive. In this regard a supportive tourism strategy must acknowledge the importance of the scenic beauty and special landscape qualities of the AONB and the benefits associated with collaboration and communication between tourism businesses, visitors, local communities, and the AONB Partnership.</p>

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	115	SCLP6.3	<p>Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast</p> <p>Applicants are encouraged to engage with local communities and the Suffolk Coast and Heaths AONB Management Unit in evolving development proposals, with the aim of delivering development that takes an active role in the management of the local area.</p> <p>Tourism development in the AONB, or its setting and Heritage Coast will be supported where it:</p> <ul style="list-style-type: none"> a) Enhances the long term sustainability of the area; b) Is of a scale and extent that does not have a significant adverse impact on the primary purpose of the AONB designationan appropriate scale for its surroundings (10 pitches/units or fewer in relation to proposals for tourist accommodation); c) Is well related to existing settlements and / or supporting facilities; d) Avoids, prevents or mitigates for adverse impacts on the natural environment; e) Supports the conservation and enhancement of the natural beauty and special qualities of the AONB and its setting; f) Is of the highest design standards and where appropriate reuses existing buildings; g) Promotes innovative, contemporary design in appropriate locations; h) Minimises light pollution from artificial light sources and ensures the retention of dark skies; i) Avoids locations sensitive to the exposed nature of the AONB and Heritage Coast; and j) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged.

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MM27	116	SCLP6.4	<p>Policy SCLP6.4: Tourism Development outside of the AONB</p> <p>Tourism development outside of the AONB will be supported where it:</p> <ul style="list-style-type: none"> a) Enhances the long term sustainability of the area; b) Is well related to existing settlements; c) Avoids, prevents or minimises mitigates adverse impacts on the natural environment <u>and on local landscape character;</u> d) Is of a scale that reflects the surrounding area; e) Is of the highest design standards; f) Minimises light pollution from artificial light sources and ensures the retention of dark skies; and g) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged.
MM28	117	6.33	<p><i>Modification to paragraph 6.33:</i></p> <p>The Local Plan seeks to provide a diverse range of accommodation across the District to cater for the tourist demand. Tourist accommodation particularly that which is permanent buildings can sometimes come under pressure to be occupied for full time residential use. New tourism accommodation will be should therefore be restricted by planning conditions and/or legal agreements <u>to ensure that these uses can provide all year-round occupation for tourists and are not occupied by a person or persons as their main residence</u> so that it is retained for the benefit of the tourism economy and not lost to residential use. <u>Restricting</u> Planning conditions will limit the occupation of new self-catering tourist accommodation units to a continuous period of 56 days by one</p>

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			<p>person or persons within one calendar year <u>retains these units for the benefit of the tourism economy by providing a range of available accommodation for those wishing to visit the district.</u> The owners/operators of the accommodation will be required to maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The Register will be required to be made available at all reasonable times to the Local Planning Authority.</p>
	117	SCLP6.5	<p>Policy SCLP6.5: New Tourist Accommodation</p> <p>Proposals for new tourist accommodation will be acceptable where:</p> <ul style="list-style-type: none"> a) The demand or need for tourist accommodation is clearly demonstrated; b) They are of a high standard of design; c) They are of a scale appropriate to the nature of the site and its setting; d) They do not have a material adverse impact on the AONB or its setting, Heritage Coast or estuaries; e) Covered cycle storage, proportionate to the size of the site is provided on site; f) The road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety; g) Ancillary facilities to support the tourist uses are provided on the site where required; and h) Flood adaptation and mitigation measures are included where required. <p>Tourist accommodation comprising permanent buildings will only be permitted:</p> <ul style="list-style-type: none"> • w<u>W</u>ithin the Settlement Boundaries;

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			<ul style="list-style-type: none"> • €Through the conversion of buildings of permanent structure <u>where they lie outside the Settlement Boundary</u>; • eOn medium and large scale sites where commercial, recreational or entertainment facilities are provided on site; or • wWhere such development forms part of a comprehensive landscape creation master plan which supports wider landscape and ecological gain. <p>New tourist accommodation will be restricted by means of planning conditions <u>or obligations in accordance with national policy for planning conditions and obligations</u> which permits holiday use only, <u>restricted to a continuous period of 56 days by one person or persons within one calendar year</u>, restricts the period the accommodation can be occupied plus requires a register of all lettings, to be made available at all times.</p>
MM29	121	7.8	<p><i>Add new paragraph after paragraph 7.8 to read:</i></p> <p><u>Travel planning can offer good practice for meeting the requirements set out in this policy for maximising sustainable transport even on sites that do meet the thresholds for a full travel plan.</u></p>
	121	SCLP7.1	<p>Policy SCLP7.1: Sustainable Transport</p> <p>Development proposals should be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.</p> <p>Development will be supported where:</p>

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			<p><u>a) Any significant impacts on the highways network are mitigated;</u> a) b) It is proportionate in scale to the existing transport network; <u>c) All available opportunities to enable and support travel on foot, by cycle or public transport have been considered and taken;</u> b) d) It is located close to, and provides safe pedestrian and cycle access to services and facilities; e) e) It is well integrated into and enhances the existing cycle network including the safe design and layout of new cycle routes and provision of covered, secure cycle parking; e) f) It is well integrated into, protects and enhances the existing pedestrian routes and the public rights of way network; e) g) It reduces conflict between users of the transport network including pedestrians, cyclists, users of mobility vehicles and drivers and does not reduce road safety; <u>and</u> f) It will improve public transport in the rural areas of the District; and g) h) The cumulative impact of new development will not create severe impacts on the existing transport network.</p> <p><u>Development will be expected to contribute to the delivery of local sustainable transport strategies for managing the cumulative impacts of growth.</u></p> <p><u>Opportunities to improve provision of or access to public transport, in rural and urban areas will be supported.</u></p> <p>Proposals for new development that would have significant transport implications should be accompanied by a Travel Plan. A Travel Plan will be required for proposals for:</p>

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			<p> h) i) New large scale employment sites; h) i) Residential development of 80 or more dwellings; and h) k) A development that when considered cumulatively with other developments, is likely to have a severe impact on the local community or local road network. </p> <p> In consultation with the Highway Authority, the scale, location and nature of development will be considered in determining how the transport impacts of development should be assessed. As indicative thresholds a Transport Statement will be required for development of 50 -80 dwellings and a Transport Assessment and Travel Plan will be required for developments of over 80 dwellings. Non residential development will be considered on a case by case basis dependent on the volume of movements anticipated with the use proposed. </p>
MM30	122	7.13	<p><i>Modifications to paragraph 7.13:</i></p> <p>The level of charging supplied should be commensurate with reflect the standards set out for electric vehicle charging in the 2019 Suffolk Guidance for Parking (or subsequent revisions) number of vehicle parking spaces included in the development. However, higher levels of charging power will be supported, if considered appropriate and desirable. Technological advances throughout the lifetime of the plan may require a flexible approach to be taken when considering low-emission vehicles and charging points in developments.</p>
	123	7.16	<p><i>Modifications to paragraph 7.16:</i></p> <p>As local highways authority, Suffolk County Council published the current 'Suffolk Guidance for Parking' in 2015 2019. The document provides details in respect of vehicle parking standards to be implemented across the</p>

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			<p>county subject to local considerations. Residential standards in the County Council document are presented as minimums and the Local Plan will seek to ensure appropriate parking does not proliferate the parking issues faced by many communities. The visual impact of parking will be considered against relevant policies of this Local Plan including SCLP10.4 and SCLP11.1. <u>The parking standards contained in the Suffolk Guidance for Parking, and any subsequent revisions, should be considered as the principle starting point for development proposals involving parking. Development proposals involving parking that are unable to apply the guidance should provide evidence justifying why the guidance is not applicable to the proposal.</u></p>
	124	SCLP7.2	<p>Policy SCLP7.2: Parking Proposals and Standards</p> <p>The Council will work with partners to ensure that vehicle parking provision is protected and managed to support the economy and sustainable communities. The level of parking provision required will depend on the location, type and intensity of use. Proposals that minimise congestion, encourage sustainable transport modes and reduce conflict between road users across the District will be supported.</p> <p>Proposals involving vehicle parking will be supported where they take opportunities to make efficient use of land and they include:</p> <ul style="list-style-type: none"> a) The provision of safe, secure, and convenient off-street parking of an appropriate size and quantity including addressing the need for parking or secure storage for cars, cycles and motorcycles, and where relevant, coaches and lorries; b) Opportunities to reduce the recognised problem of anti-social parking or potential problems that may arise which impacts the quality of life or vitality of an area for residents and visitors;

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			<p>c) Appropriate provision for vehicle charging points and ancillary infrastructure associated with the increased use of low emission vehicles; and</p> <p>d) The incorporation of sustainable drainage systems (SuDS), permeable surfacing materials and means of protecting water quality in drainage schemes should be ensured.</p> <p>Where proposals involve public transport improvements or re-developments, the Council will encourage the provision of Park & Ride facilities, if appropriate.</p> <p>Proposals will be expected to meet have regard to the parking standards contained in the 2015 Suffolk Guidance for Parking (or including subsequent revisions), where they do not relate excluding the elements of the Guidance related to 'Residential Parking Design', unless other local planning considerations indicate otherwise. Proposals should also accord with both the East Suffolk Area Parking Plan and the Suffolk Parking Management Strategy, or Neighbourhood Plans for the area where applicable.</p>
MM31	130	SCLP8.2	<p>Policy SCLP8.2: Open Space</p> <p>The Council supports the provision of open space and recreational facilities and their continued management across the District. Primarily to encourage active lifestyles and to increase participation in formal and informal recreation for all sectors of the community, and also to support the biodiversity, promote effective water management and to enhance the public realm. New residential development will be expected required to contribute to the provision of open space and recreational facilities in order to benefit community health, well-being and green infrastructure.</p>

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			<p>There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities.</p> <p>Proposals for development that results in the loss of open spaces will only be permitted in exceptional circumstances where:</p> <ul style="list-style-type: none"> a) The proposal is ancillary to the open nature of the area and will enhance local character, increase local amenity and be of greater community or wildlife benefit; b) An open space assessment demonstrates the site is surplus to requirements including its ability to be used for alternative open space uses; <p>Or</p> <ul style="list-style-type: none"> c) The loss resulting from the proposed development will be replaced by equivalent or better improved provision in terms of quantity, quality and in a suitable location that is equally or more accessible to the community in a timely manner. <p>Neighbourhood Plans may identify areas of Local Green Space and include policies relating to their protection.</p>

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

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	136	SCLP9.1	<p>Policy SCLP9.1: Low Carbon & Renewable Energy</p> <p>The Council will support <u>Neighbourhood Plans in identifying suitable areas for renewable and low carbon energy development, particularly where they relate to developments that are community-led. In identifying suitable areas, consideration should be given to the criteria listed below:</u> low carbon and renewable energy developments, with the exception of wind energy schemes, where they are within an area identified as suitable for renewable or low carbon energy or satisfy the following criteria:</p> <ul style="list-style-type: none"> a) They can evidence a sustainable and, ideally, local source of fuel; b) They can facilitate the necessary infrastructure and power connections required for functional purposes; <u>and</u> e) They provide benefits to the surrounding community; and d) c) They are complementary to the existing environment without causing any significant adverse impacts, particularly relating to the residential amenity, landscape and visual impact, <u>the natural beauty and special qualities of the AONB</u>, transport, flora and fauna, noise and air quality, unless those impacts can be appropriately mitigated. <p>Wind energy schemes must be located in an area identified as suitable for renewable or low carbon energy in a Neighbourhood Plan. The Council will support Neighbourhood Plans in identifying suitable areas for renewable and low carbon energy development, particularly where they relate to developments that are community led. In identifying suitable areas, consideration should be given to the criteria listed above:</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>The Council will support low carbon and renewable energy developments, with the exception of wind energy schemes, where they are within an area identified as suitable for renewable or low carbon energy or satisfy the above criteria. Wind energy schemes must be located in an area identified as suitable for renewable or low carbon energy in a Neighbourhood Plan.</u></p> <p>When the technology is no longer operational there is a requirement to decommission, remove the facility and complete a restoration of the site to its original condition.</p>
MM34	142	SCLP9.3	<p>Policy SCLP9.3: Coastal Change Management Area</p> <p>The Coastal Change Management Area is identified on the Policies Map. Reputable and scientifically robust evidence that emerges over the lifetime of this plan which effects the delineation of the Coastal Change Management Area should be considered when applying this policy.</p> <p>Planning applications for all development within and 30 metres landward of the Coastal Change Management Area and within and 30 metres landward of areas where the intent of management is to Hold the Line, identified on the Policies Map must be accompanied by a Coastal Erosion Vulnerability Assessment.</p> <p>In areas of soft cliff located up to 60 metres landward of coastal defences where known geological information indicates that the capacity of coastal defences are likely to be adversely affected by development, a Coastal Erosion Vulnerability Assessment should be considered.</p>

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

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

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			<p>Any new flood risk measures that result in significant depreciation of natural capital will be required to create compensatory natural capital.</p> <p>Neighbourhood Plans can allocate land for development, including residential development, in areas at risk of flooding providing it can be demonstrated:</p> <ul style="list-style-type: none"> a) There are no alternative available sites appropriate for the proposed use within the Neighbourhood Area; b) The development provides sustainability benefits which outweigh flood risk; and c) Evidence is provided that it is possible for flood risk to be mitigated to ensure development is safe for its lifetime and the lifetime of the relevant flood defence.
MM36	149	9.61	<p><i>Modification to paragraph 9.61:</i></p> <p>In recognition that water does not respect administrative boundaries, the Council will work with neighbouring authorities and other relevant stakeholders to devise a catchment-based approach to holistic water management. In respect of implementing holistic water management, <u>and applying the conclusions of the Habitat Regulations Assessment that underpins the Local Plan, to assure the timely delivery of required infrastructure and treatment capabilities,</u> new developments will be required to be phased to allow water and wastewater infrastructure to be in place when needed. <u>There will however not always be a requirement for development to be phased, for example, where there are no identified water and/or wastewater improvement works required to serve the development, or where measures are or will be in place in a timely manner. The Council will work with the water companies, Natural England and the Environment Agency to ensure that water</u></p>

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			<p><u>related matters and required infrastructure needs are continually reviewed and resolved to meet the needs arising from growth, as set out in the Monitoring Framework (Appendix C) of this Plan.</u></p>
MM37	155	10.16	<p><i>Modifications to paragraph 10.16:</i></p> <p>The high quality natural environment is important to many local communities as it positively contributes to quality of life, quality of place and mental health. The Council recognises that issues relating to biodiversity and geodiversity need to be considered collaboratively with businesses and other stakeholders to ensure that natural assets are protected. To address the impact of development on the European Sites across the District, the Council has been working in partnership with Waveney District Council, Ipswich Borough Council, Babergh and Mid Suffolk District Councils, Suffolk County Council and Natural England to develop a Recreational <u>disturbance</u> Avoidance and Mitigation Strategy (RAMS). The strategy provides the practical basis and evidence to identify projects to mitigate the impact of new development on the protected sites. <u>In the majority of cases, a RAMS contribution will be the Council's preferred mechanisms for securing mitigation.</u></p> <p>10.17 With respect to the effect of increased recreational use of European sites as the result of Special Protection Areas (SPAs) in large scale developments throughout the District, the approach adopted has been to provide Suitable Alternative Natural Greenspaces (SANGs) as part of development proposals. Such an approach has been successfully implemented in developments such as the 'Brightwell Lakes' development of approximately 2,000 dwellings in the south of the District. Likewise, compensatory areas have been provided at Sizewell Nuclear Power plants to mitigate the effects of development on SSSIs. In the interests of ensuring the continued <u>effectiveness</u> conservation of mitigation measures such as SANGs and compensatory areas, <u>they will</u></p>

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			<p>be protected in perpetuity. considerable weight should be afforded to the conservation of such measures where they are included as part of large scale development proposals.</p>
	156	SCLP10.1	<p>Policy SCLP10.1: Biodiversity and Geodiversity</p> <p>Development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and improvement to linkages between habitats, such as wildlife corridors and habitat ‘stepping stones’. All development should follow a hierarchy of seeking firstly to avoid impacts, mitigate for impacts so as to make them insignificant for biodiversity, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.</p> <p>Proposals that will have a direct or indirect adverse impact (alone or in-combination with other plans or projects) on locally designated sites of biodiversity or geodiversity importance, including County Wildlife Sites, priority habitats and species, will not be supported unless it can be demonstrated with comprehensive evidence that the benefits of the proposal, in its particular location, outweighs the biodiversity loss.</p> <p>New development should provide environmental net gains in terms of both green infrastructure and biodiversity. Proposals should demonstrate how the development would contribute towards new green infrastructure opportunities or enhance the existing green infrastructure network as part of the development. New development must also secure ecological enhancements as part of its design and implementation, and should provide a biodiversity net gain that is proportionate to the scale and nature of the proposal.</p>

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			<p>Where compensatory habitat is created, it should be of equal or greater size and ecological value than the area lost as a result of the development, be well located to positively contribute towards the green infrastructure network, and biodiversity and/or geodiversity and be supported with a management plan.</p> <p>Where there is reason to suspect the presence of protected UK or Suffolk Priority species or habitat, applications should be supported by an ecological survey and assessment of appropriate scope undertaken by a suitably qualified person. If present, the proposal must follow the mitigation hierarchy in order to be considered favourably. Any proposal that adversely affects a European site, or causes significant harm to a Site of Special Scientific Interest, will not normally be granted permission.</p> <p>Any development with the potential to impact on a Special Protection Area, or Special Area for Conservation <u>or Ramsar site</u> within or outside of the District will need to be supported by information to inform a Habitat Regulations Assessment, <u>in accordance with the Conservation of Habitats and Species Regulations 2017, as amended (or subsequent revisions).</u></p> <p><u>The Recreational disturbance Avoidance and Mitigation Strategy has been prepared to provide a mechanism through which impacts from increased recreation can be avoided and mitigated via financial contributions towards the provision of strategic mitigation. Where mitigation is proposed to be provided through alternative mechanisms, applicants will need to provide evidence to demonstrate that all impacts are mitigated for, including in-combination effects. Depending on the size and location of the development, additional measures such as Suitable Alternative Natural Green Spaces (SANGS) may be required as part of development proposals.</u></p>

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			<p>A Supplementary Planning Document will be prepared to <u>assist with the implementation of the</u> a strategic Recreational <u>disturbance</u> Avoidance and Mitigation Strategy in order to mitigate for potential adverse effects arising from new growth on Special Protection Areas, Ramsar Sites and Special Areas of Conservation. The Council will work with neighbouring authorities and Natural England to develop and implement this strategy. The strategy will include a requirement for developers to make financial contributions towards the provision of strategic mitigation within defined zones.</p>
MM38	158	New paragraph after 10.26	<p><i>Add new paragraph after paragraph 10.26 to read:</i></p> <p><u>The Habitats Regulations Assessment of the Local Plan has identified the potential for emissions from vehicles and impacts on water quality and water quantity to have an effect on European protected sites, and has made recommendations in relation to monitoring as referred to in the Monitoring Framework in Appendix C. Where necessary, potential effects on European protected sites would need to be considered through the Habitats Regulations Assessment process.</u></p>
MM39	160	10.32	<p><i>Amend paragraph 10.32 to read:</i></p> <p>Areas of Outstanding Natural Beauty (AONB) are national landscape designations afforded the highest protection for their landscape and scenic quality. Protection of the Suffolk Coast and Heaths relates not only to the land within this AONB, but also to its setting. In line with national policy great weight is attributed to conserving and enhancing the landscape and scenic beauty in the AONB and the conservation and enhancement of wildlife and cultural heritage are important considerations. <u>A large part of the AONB is also identified as Suffolk Heritage Coast. The AONB Management Plan explains that the Heritage Coast purpose includes objectives for conserving</u></p>

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			<p><u>the environmental health and biodiversity of inshore waters and beaches, and to extend opportunities for recreational education, sport and tourist activities that draw on, and are consistent with, the conservation of their heritage features.</u></p>
MM40	160	10.33	<p><i>Amend paragraph 10.33 to read:</i></p> <p>The protection conservation and enhancement of the landscape and setting of the Suffolk Coast and Heaths AONB and its setting is also an important influence within the plan area. Incorporating extensive landscapes in the District from the River Blyth Estuary in the north to landscapes around the River Orwell and River Deben Estuaries in the south, the AONB also extends beyond the District to the north and south.</p>
	160	New paragraph after 10.34	<p><i>Insert new paragraph after paragraph 10.34:</i></p> <p><u>The National Planning Policy Framework under paragraph 172 states that planning permission should be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest, and sets out a series of assessment criteria against which applications for major development would be considered. The NPPF explains that whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.</u></p>

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	163	SCLP10.4	<p>Policy SCLP10.4: Landscape Character</p> <p>Proposals for development should be informed by, and sympathetic to, the special qualities and features as described in the Suffolk Coastal Landscape Character Assessment (2018), the Settlement Sensitivity Assessment (2018), or successor and updated landscape evidence.</p> <p>Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and enhance:</p> <ul style="list-style-type: none"> a) The special qualities and features of the area; b) The visual relationship and environment around settlements and their landscape settings; c) Distinctive landscape elements including but not limited to watercourses, commons, woodland trees, hedgerows and field boundaries, and their function as ecological corridors; d) Visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features; and e) The growing network of green infrastructure supporting health, wellbeing and social interaction. <p>Development will not be permitted where it will have a significant adverse impact on rural river valleys, historic park and gardens, coastal, estuary, heathland and other very sensitive landscapes. Conserving and enhancing the landscape and scenic beauty of the AONB is of particular importance. Proposals for development will be required to secure the preservation and appropriate restoration or enhancement of natural, historic or man made features across the District as identified in the Landscape Character Assessment, Settlement Sensitivity Assessment and successor landscape evidence.</p>

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			<p><u>Development will not be permitted where it would have a significant adverse impact on the natural beauty and special qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, that cannot be adequately mitigated. Development within the Area of Outstanding Natural Beauty, or within its setting, will be informed by landscape and visual impact assessment to assess and identify potential impacts and to identify suitable measures to avoid or mitigate these impacts. Planning permission for major development in the Area of Outstanding Natural Beauty will be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest, subject to the considerations set out in the National Planning Policy Framework.</u></p> <p>Proposals should include measures that enable a scheme to be well integrated into the landscape and enhance connectivity to the surrounding green infrastructure and Public Rights of Way network. Development proposals which have the potential to impact upon the <u>Area of Outstanding Natural Beauty</u> or other sensitive landscapes should be informed by landscape appraisal, landscape and visual impact assessment and landscape mitigation.</p> <p>Proposals for development should protect and enhance the tranquillity and dark skies across the District. Exterior lighting in development should be appropriate and sensitive to protecting the intrinsic darkness of rural and tranquil estuary, heathland and river valley landscape character.</p> <p>Neighbourhood Plans may include local policies related to protecting and enhancing landscape character and protecting and enhancing tranquillity and dark skies.</p>

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MM41	166	11.4	<p><i>Modification to paragraph 11.4:</i></p> <p>The National Planning Policy Framework establishes the importance of supporting innovative and outstanding design. The Council encourages this across the District where it is respectful of its surroundings. In areas of more limited design quality the Council encourages development to significantly enhance design quality through innovative and creative means. <u>Innovative design should be understood to include, but not be limited to, high levels of sustainability and new construction methods and materials.</u></p>
	167	11.8	<p><i>Modifications to paragraph 11.8:</i></p> <p>Local Plan consultation representations support the use of Building for Life 12 (BFL 12). Building for Life 12⁵⁴ is advocated in paragraph 129 of the National Planning Policy Framework as a tool to deliver well designed development proposals and to assess development proposals. In this regard, the Local Plan encourages all development proposals to use BFL 12 in demonstrating how the scheme meets the criteria for delivering high quality design. BFL 12 will be used as a tool to assist with design discussions during the pre-application and planning application stages, not as a prescriptive set of inflexible rules. <u>BFL 12 (the most recent nationally endorsed version) will be used to inform the decision making process to provide a design quality assessment against all major applications. These assessments should be undertaken at the earliest possible opportunity in the decision making process so that schemes can be amended to deliver high quality design, if necessary. Residential development proposals will be supported where they perform positively when assessed, by planning officers and/or agreed upon through a dialogue between planning officers and applicant, against the Building for Life 12 guidelines. In demonstrating positive performance, applicants should include a design quality assessment of their proposal using all of the BFL 12 Guideline categories within a Design and Access Statement. Such BFL 12</u></p>

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			<p><u>Guideline categories include; integrating the scheme into its surroundings, locally inspired or otherwise distinctive character, and adequate provision of external storage space for bins and recycling. Such assessments should clearly set out how the elements of a proposal contribute to good design and avoid bad design as detailed in the BFL 12 Guidelines. In addition to requiring design quality assessments at the decision making stage, the Council will look to review the design quality of completed schemes.</u></p>
	167	11.9	<p><i>Modifications to paragraph 11.9:</i></p> <p>The Built for Life accreditation reflects high quality design and provides confidence that appropriate consideration has been given to all aspects of design. BFL 12 operates a traffic light scoring system when assessing developments against the 12 criteria. Developments that achieve at least 9 ‘green’ scores are eligible for the Built for Life quality mark, which indicates a high quality of design has been achieved. Developments that achieve a ‘green’ score for all 12 criteria can be awarded the Built for Life ‘Outstanding’ accreditation through an independent assessment process, with the best developments recognised at BFL 12 organised events.</p> <p>Residential development proposals will be supported where they perform positively when assessed, by planning officers and/or agreed upon through a dialogue between planning officers and applicant, against the Building for Life 12 guidelines.</p>
	170	SCLP11.1	<p>Policy SCLP11.1: Design Quality</p> <p>The Council will support locally distinctive and high quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means.</p>

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			<p>In so doing, permission will be granted where proposals:</p> <ul style="list-style-type: none"> a) Support inclusive design environments which are legible, distinctive, accessible, comfortable, and safe, and adopt the principles of dementia friendly design; b) Demonstrate a clear understanding of the character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness through both robust evidence, informed sources and site specific context and analysis; c) Respond to local context and the form of surrounding buildings in relation to the following criteria: <ul style="list-style-type: none"> i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings; ii. the layout should fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings; iii. the height and massing of developments should be well related to that of their surroundings; iv. there should be a clear the relationship between buildings and spaces and the wider street scene or townscape; and v. by making use of high quality materials appropriate to the local context should be used; d) Take account of any important landscape or topographical features and retain and/or enhance existing landscaping and natural and semi-natural features on site; e) Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development;

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			<p>f) Take into account the need to promote public safety and deter crime and disorder through well lit neighbourhoods and development of public spaces that are overlooked;</p> <p>g) Create permeable and legible developments which are easily accessed, throughout the site and connections outside the site, and used by all, regardless of age, mobility and disability;</p> <p>h) Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm, and avoiding and the perception of a car dominated environment. <u>In doing so, proposals will be expected to prioritise safe and convenient pedestrian and cycle movement;</u> and that encourage and the use of pedestrian, cycle and other sustainable modes as the most attractive modes of sustainable travel;</p> <p>i) Include hard and soft landscaping schemes to aid the integration of the development into its surroundings;</p> <p>j) Ensure that the layout and design incorporates adequate provision for the storage and collection of waste and recycling bins in a way which does not detract from the appearance of the development; and</p> <p><u>k)</u> Utilise measures that support resource efficiency.</p> <p>All major residential development proposals will be expected <u>required</u> to perform positively when assessed against Building for Life 12 guidelines. Developments should <u>seek to</u> avoid red outcomes unless there are exceptional circumstances. All Building for Life 12 assessed schemes will be reviewed once built out and compared to initial BfL12 assessments.</p> <p>Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.</p>

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MM42	171	SCLP11.2	<p>Policy SCLP11.2: Residential Amenity</p> <p>When considering the impact of development on residential amenity, the Council will have regard to the following:</p> <ul style="list-style-type: none"> a) Privacy/overlooking; b) Outlook; c) Access to daylight and sunlight; d) Noise and disturbance; e) The resulting physical relationship with other properties; f) Light spillage; g) Air quality and other forms of pollution; and h) Safety and security. <p>Development will provide for adequate living conditions for future occupiers and will not cause an unacceptable loss of amenity to neighbouring for existing or future occupiers of development in the vicinity.</p>
MM43	173	11.29	<p><i>Amend paragraph 11.29:</i></p> <p>Heritage Impact Assessments and/or Archaeological Assessments will be required for proposals related to, or impacting on, heritage assets and their setting and/or known or possible archaeological sites, and where there is potential for encountering archaeological sites. This is to ensure that sufficient information is provided to assess</p>

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			the significance of the heritage assets and to assess the impacts of development on historic heritage assets alongside any public benefits.
	174	SCLP11.3	<p>Policy SCLP11.3: Historic Environment</p> <p>The Council will work with partners, developers and the community to conserve and enhance the historic environment and to ensure that where possible development makes a positive contribution to the historic environment.</p> <p>The policies of the National Planning Policy Framework will be applied in respect of designated and non-designated heritage assets.</p> <p>All development proposals which have the potential to impact on historic heritage assets or their settings should be supported by a Heritage Impact Assessment and/or an Archaeological Assessment prepared by an individual with relevant expertise. Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment or Archaeological Assessment is sufficient. The level of detail of a Heritage Impact Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets affected.</p>
MM44	175	11.31	<p><i>Modification to paragraph 11.31:</i></p> <p>Listed Buildings are designated heritage assets and, as such, are afforded a high level of protection. There are around 2,300 Listed Buildings in the District. Listed Building consent will be required for many works relating to Listed Buildings, and is a separate consent to planning permission. National planning policy relating to Listed</p>

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			Buildings, as designated assets, is contained in the National Planning Policy Framework and will be applied alongside policy SCLP11.4. <u>As set out in the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission or listed building consent for development that impacts a listed building, or its setting, the decision maker must have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.</u>
	175	SCLP11.4	<p>Policy SCLP11.4: Listed Buildings</p> <p>Proposals to alter, extend or change the use of a listed building (including curtilage listed structures) or development affecting its setting will be supported where they:</p> <ul style="list-style-type: none"> a) Demonstrate a clear understanding of the significance of the building and/or its setting alongside an assessment of the potential impact of the proposal on that significance; b) Do not harm the character of the building or any architectural, artistic, historic, or archaeological features that contribute towards its special interest; c) Are of an appropriate design, scale, form, height, massing and position which complement the existing building; d) Use high quality materials and methods of construction which complement the character of the building; e) Retain the historic internal layout of the building; and f) Remove existing features that detract from the building to enhance or better reveal its significance.

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MM45	177	SCLP11.5	<p>Policy SCLP11.5: Conservation Areas</p> <p>Development within, or which has potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations. Developments should be of a particularly high standard of design and high quality of materials in order to preserve or enhance the character or appearance of the area.</p> <p>Proposals for development within a Conservation Area should:</p> <ul style="list-style-type: none"> a) Demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance; b) Preserve or enhance the character or appearance of the conservation area; c) Be of an appropriate design, scale, form, height, massing and position; d) Retain features important to settlement form and pattern such as open spaces, plot divisions, position of dwellings, hierarchy of routes, hierarchy of buildings, and their uses, boundary treatments and gardens; and e) Use high quality materials and methods of construction which complement the character of the area. <p><u>Proposals for development which affect the setting of a Conservation Area should be considered against criteria a), c) and e) above.</u></p>

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			<p>Proposals which involve the demolition of non-listed buildings that make a positive contribution to a Conservation Area, including those identified in Conservation Area Appraisals and Management Plans, will only be permitted where be expected to demonstrate:</p> <ul style="list-style-type: none"> f) The building has no architectural, historic or visual significance; or g) f) The building is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or h) g) All measures to sustain the existing use or find an alternative use/user have been exhausted. <p>In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.</p>
MM46	177	11.34	<p><i>Modification within paragraph 11.34:</i></p> <p>Non-designated heritage assets can vary in type and form, and should possess a degree of heritage significance that merits consideration in planning decisions. Non-designated heritage assets can be either buildings or structures, or non-built assets such as archaeological assets and parks and gardens. The Council encourages Neighbourhood Plans to identify non-designated heritage assets, examples of such can be seen in the Great Bealings and Martlesham Neighbourhood Plans. <u>Neighbourhood planning groups seeking to identify Non-Designated Heritage Assets are encouraged to work with the Council in developing the necessary identification criteria, particularly in respect of potential Non-Designated Heritage Assets that are not buildings or structures.</u></p>
	178	11.35	<p><i>Modification to paragraph 11.35:</i></p>

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			<p>In relation to archaeological assets, any non-designated heritage assets that are deemed to be of equal importance to a Scheduled Monument by way of a heritage assessment and/or government guidance should be considered under the same policy as a Scheduled Monument, in accordance with paragraph 194 and footnote 63 of the NPPF. In this case, Policy ies <u>SCLP11.3 and SCLP11.7</u> along with the National Planning Policy Framework will apply.</p>
	179	SCLP11.6	<p>Policy SCLP11.6: Non-Designated Heritage Assets</p> <p>Proposals for the re-use of Non-Designated Heritage Assets <u>which are buildings or structures</u> will be supported if compatible with the elements of the fabric and setting of the building <u>or structure</u> which contribute to its significance. New uses <u>Applications, including those for a change of use,</u> which result in harm to <u>the significance of</u> a Non-Designated Heritage Asset or its setting will be considered <u>judged</u> based on the wider balance of the scale of any harm or loss, <u>and the significance of the heritage asset.</u></p> <p>In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:</p> <ul style="list-style-type: none"> a) Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or b) Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated. <p>Neighbourhood Plans can identify Non-Designated Heritage Assets. However, the protection afforded to these should be no more than that provided to Non-Designated Heritage Assets protected by this policy. <u>Buildings or</u></p>

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			<p><u>structures</u> Heritage assets identified <u>as Non-Designated Heritage Assets</u> should at least meet the Council's criteria for identifying Non-Designated Heritage Assets.</p>
MM47	179	11.39	<p><i>Modification to paragraph 11.39:</i></p> <p>Scheduled Monuments, <u>and non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments,</u> are nationally significant assets and afforded great protection in the National Planning Policy Framework.</p>
MM48	181	New paragraph directly below 11.44	<p><i>Insertion of new paragraph after paragraph 11.44:</i></p> <p><u>The criteria for identifying the existing Historic Parks and Gardens are set out below:</u></p> <ul style="list-style-type: none"> - <u>The extent of parkland coverage is significant, or has been in the past, usually in excess of 50 hectares;</u> - <u>The parkland either provides, or did so in the past, the setting of an historic house;</u> - <u>The parkland's historical development is considered unique within the District;</u> - <u>The parkland's evolution has been influenced by a notable landscape designer;</u> - <u>The parkland contains fine examples of those features associated with historic parklands. These features are as follows:</u> <ul style="list-style-type: none"> - <u>Free standing parkland trees,</u> - <u>Parkland tree belts, clumps and woodland,</u> - <u>Exotic planting,</u> - <u>Avenues,</u> - <u>Hedges,</u>

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> <u>_____ - Grassland,</u> <u>_____ - Lakes,</u> <u>_____ - Fish ponds and stews,</u> <u>_____ - Fountains, cascades and canals,</u> <u>_____ - Moats,</u> <u>_____ - Ha-has,</u> <u>_____ - Parkland buildings,</u> <u>_____ - Walls,</u> <u>_____ - Kitchen gardens, and</u> <u>_____ - Gatehouses, lodges and gateways;</u> <ul style="list-style-type: none"> - <u>The parkland positively contributes to the wider, surrounding, landscape; and</u> - <u>When lying adjacent to a settlement, the parkland provides an attractive setting and, indeed may have a relationship with that settlement.</u> <p><u>The boundaries of Historic Parks and Gardens are defined by:</u></p> <ul style="list-style-type: none"> - <u>That area currently forming the visual extent of parkland, and</u> - <u>Any additional area which historically formed part of the extent of parkland and which continues to display remnants of that former park.</u>

Ref	Page	Policy / Paragraph	Main Modification
MM49	183 and various other pages	11.45, 11.46 and SCLP11.9 and various	<p><i>Delete Policy SCLP11.9: Areas to be Protected from Development and supporting text.</i></p> <p>Modifications to the following as consequential changes:</p> <p>Page 90 - Deletion of final sentence from paragraph 5.35</p> <p>Page 251 – Modification to first sentence of paragraph 12.130 to read ‘On the northern boundary is the Peewit Hill area of open space which is an Area to be Protected from Development and covered by other policies in the Local Plan.’</p> <p>Page 427 – Delete Policy SCLP11.9 from Appendix A (Policy Delivery Framework)</p> <p>Page 487 - Delete Policy SCLP11.9 from Appendix C (Monitoring Framework)</p> <p>Page 526 – Delete * from AP28 Areas to be Protected from Development in Appendix J (Schedule of Policies to be Superseded)</p> <p>Page 530 – Delete * from Policy SSP39 Areas to be Protected from Development in Appendix J (Schedule of Policies to be Superseded)</p> <p>Page 531 - Delete * from Policy FPP28 Areas to be protected from development in Appendix J (Schedule of Policies to be Superseded)</p> <p>Re-number throughout the plan Policy SCLP11.10 Newbourne - Former Land Settlement Association Holdings to SCLP11.9.</p>
MM50	190	12.6	<i>Amendment within paragraph 12.6 to read:</i>

Ref	Page	Policy / Paragraph	Main Modification																				
			<p>The Planning Practice Guidance states that Neighbourhood Plans may meet their requirements through allocations plus windfall, however not through solely windfall. <u>Neighbourhood plans are expected to plan positively to deliver the housing requirements set out in Policy SCLP12.1.</u></p>																				
	191	SCLP12.1	<p>Policy SCLP12.1: Neighbourhood Plans</p> <p>The Council will support the production of Neighbourhood Plans in identifying appropriate, locally specific policies that are in general conformity with the strategic policies of this Local Plan.</p> <p>Where Neighbourhood Plans seek to plan for housing growth, they will be expected to plan for the indicative minimum housing requirements set out below:</p> <table border="1" data-bbox="696 818 2020 1343"> <thead> <tr> <th data-bbox="696 818 1050 866">Neighbourhood plan area</th> <th data-bbox="1050 818 2020 866">Indicative m Minimum number of dwellings⁵⁶</th> </tr> </thead> <tbody> <tr> <td data-bbox="696 866 1050 962">Aldringham cum Thorpe</td> <td data-bbox="1050 866 2020 962">Existing Local Plan allocation of 40 dwellings, plus small scale additional development and windfall</td> </tr> <tr> <td data-bbox="696 962 1050 1010">Bredfield</td> <td data-bbox="1050 962 2020 1010">20</td> </tr> <tr> <td data-bbox="696 1010 1050 1058">Earl Soham</td> <td data-bbox="1050 1010 2020 1058">25</td> </tr> <tr> <td data-bbox="696 1058 1050 1106">Easton</td> <td data-bbox="1050 1058 2020 1106">20</td> </tr> <tr> <td data-bbox="696 1106 1050 1153">Framlingham</td> <td data-bbox="1050 1106 2020 1153">100 in addition to allocations in 'made' neighbourhood plan</td> </tr> <tr> <td data-bbox="696 1153 1050 1201">Great Bealings</td> <td data-bbox="1050 1153 2020 1201">Housing development as per countryside policies</td> </tr> <tr> <td data-bbox="696 1201 1050 1249">Kelsale cum Carlton</td> <td data-bbox="1050 1201 2020 1249">20</td> </tr> <tr> <td data-bbox="696 1249 1050 1297">Kesgrave</td> <td data-bbox="1050 1249 2020 1297">20</td> </tr> <tr> <td data-bbox="696 1297 1050 1343">Leiston</td> <td data-bbox="1050 1297 2020 1343">100 in addition to allocations in 'made' neighbourhood plan</td> </tr> </tbody> </table>	Neighbourhood plan area	Indicative m Minimum number of dwellings ⁵⁶	Aldringham cum Thorpe	Existing Local Plan allocation of 40 dwellings, plus small scale additional development and windfall	Bredfield	20	Earl Soham	25	Easton	20	Framlingham	100 in addition to allocations in 'made' neighbourhood plan	Great Bealings	Housing development as per countryside policies	Kelsale cum Carlton	20	Kesgrave	20	Leiston	100 in addition to allocations in 'made' neighbourhood plan
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			<table border="1"> <tr> <td>Martlesham</td> <td>20. This is in addition to allocation SCLP12.25.</td> </tr> <tr> <td>Melton</td> <td>Existing Neighbourhood Plan allocation of 55, plus windfall</td> </tr> <tr> <td>Playford</td> <td>Housing development as per countryside policies</td> </tr> <tr> <td>Rendlesham</td> <td>Existing Local plan allocations of 100, plus windfall</td> </tr> <tr> <td>Saxmundham</td> <td>Small scale additional development and windfall. This is in addition to Local Plan allocation SCLP12.26 SCLP12.29 which allocates land for the South Saxmundham Garden Neighbourhood which will deliver approximately 800 dwellings⁵⁷.</td> </tr> <tr> <td>Wenhaston with Mells Hamlet</td> <td>25</td> </tr> <tr> <td>Wickham Market</td> <td>70 This is in addition to Local Plan allocation SCLP12.61 (in Pettistree Parish, adjoining Wickham Market)</td> </tr> </table> <p>Where new Neighbourhood Plan areas are designated, indicative minimum housing requirements will be based on a range of factors including the location of the settlement in relation to the strategy of the Local Plan, the position of the settlement in the settlement hierarchy and any known significant constraints to development.</p> <p><u>Should the housing growth identified for Neighbourhood Plans not be delivered, the Council will address this through a future Local Plan review.</u></p>	Martlesham	20. This is in addition to allocation SCLP12.25.	Melton	Existing Neighbourhood Plan allocation of 55, plus windfall	Playford	Housing development as per countryside policies	Rendlesham	Existing Local plan allocations of 100, plus windfall	Saxmundham	Small scale additional development and windfall. This is in addition to Local Plan allocation SCLP12.26 SCLP12.29 which allocates land for the South Saxmundham Garden Neighbourhood which will deliver approximately 800 dwellings ⁵⁷ .	Wenhaston with Mells Hamlet	25	Wickham Market	70 This is in addition to Local Plan allocation SCLP12.61 (in Pettistree Parish, adjoining Wickham Market)
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MM51	196	New	<i>Insert new paragraph after paragraph 12.23:</i>														

Ref	Page	Policy / Paragraph	Main Modification
		paragraph after 12.23	<p><u>Felixstowe is served primarily by the A14 and a limited number of local roads which provide connections to the rest of the District and beyond. In partnership with Suffolk County Council and Highways England, the Council will support opportunities over the plan period to promote sustainable forms of transport and mitigate transport related issues that may arise as a result of the cumulative impact of new developments within Felixstowe and the surrounding area.</u></p>
	196	12.25	<p><i>Amend paragraph 12.25 to read:</i></p> <p>Land to the north and south west of Felixstowe is designated as being of national and international importance for its landscape and nature conservation interests. Over the plan period opportunities to enhance design, landscaping and green spaces will be realised which take account of the town setting and protected landscapes, <u>including opportunities to provide for biodiversity net gain</u>. Alongside the countryside locations, the sea as well as the River Deben and River Orwell provide an important and valued backdrop to the town for both residents and visitors.</p>
	198	SCLP12.2	<p>Policy SCLP12.2: Strategy for Felixstowe</p> <p>The vision for Felixstowe will be to retain its role as a thriving coastal resort and major centre with a comprehensive range of services and facilities which supports the community of Felixstowe and the neighbouring settlements on the Peninsula. Infrastructure improvements are required over the plan period to meet future needs as well as enhancing the quality of life of existing communities and visitors.</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>Over the plan period a thriving seaside town and port which is attractive to residents of all ages, and welcoming to visitors who wish to experience the town’s beautiful coastal location, built heritage, vibrant and diverse retail centre and healthy outdoor lifestyle will be achieved.</p> <p>The strategy will seek to ensure that:</p> <ul style="list-style-type: none"> a) Employment opportunities are maintained to support the operations of the Port of Felixstowe and a wider range of employment types including tourism and technology related enterprises and sites are provided across the town; b) Services and facilities support the needs of local residents, visitors and those in surrounding communities; c) Areas of deprivation are supported through positive interventions; d) Dementia friendly environments are created throughout the town; e) The town centre and district centres maintain vibrant and successful shopping, retail and commercial leisure opportunities; f) Links between the town centre and the sea front are enhanced including the completion of Shared Space on Hamilton Road; g) The resort continues to flourish and opportunities for regeneration and additional tourist attractions are brought forward; <u>h) Opportunities for sustainable forms of transport will be enhanced, and the cumulative impact of new developments will not create severe impacts on the existing transport network;</u> h) i) Car parking provision is maintained and enhanced through redevelopment opportunities to serve residents, visitors and tourists;

Ref	Page	Policy / Paragraph	Main Modification
			<p> † <u>j</u>) The rich built heritage is maintained and measures are introduced to enhance the two Conservation Areas in the town; † <u>k</u>) The protected habitats and designated landscapes are protected from inappropriate development and access to the countryside is enhanced; † <u>l</u>) The risk of flooding and coastal erosion is carefully overseen through partnership working, mitigation and management; † <u>m</u>) Residential opportunities are provided to meet the needs in particular of younger people entering the housing market and those of an ageing population and changing demographic over the plan period; and † <u>n</u>) Open spaces are preserved, enhanced or otherwise re-provided to ensure that all residents have easy access to informal recreational green space. </p> <p>The creation of the North Felixstowe Garden Neighbourhood will provide new opportunities for a leisure centre, housing, employment, education provision and community facilities, focused around the principles of a safe and inclusive community, and integration with the town and the surrounding countryside through enhancing green infrastructure networks.</p>
MM52	204	12.60	<p><i>Modification to paragraph 12.60:</i></p> <p>The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources. Planning applications should are expected to be supported by evidence considering the suitability for prior extraction, as directed by the Policy, having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.</p>
	206-207	SCLP12.3	<p>Policy SCLP12.3: North Felixstowe Garden Neighbourhood</p> <p>Approximately 143ha of land is identified for a Garden Neighbourhood to the north of Felixstowe and Trimley St Mary, as shown on the Policies Map, for a comprehensive leisure led development comprising leisure, green infrastructure, community facilities and employment land alongside residential development comprising a mix of housing types, sizes and tenures in a design which creates a dementia friendly environment. This new development will be delivered through a master plan approach brought forward through landowner collaboration and community engagement.</p> <p>Critical to the success of this development will be the integration of the new Garden Neighbourhood with the existing community of Felixstowe and surrounding area, as well as taking into account the location of the site adjacent to the Suffolk Coast and Heaths AONB and its setting.</p> <p>The Master Plan should be informed by community engagement and include:</p> <ul style="list-style-type: none"> a) A new leisure centre in a location which is easily accessible for the existing community; b) Provision of 630 primary school spaces and early years provision; c) Protection of the Grove Woodland and Eastward Ho recreational areas along with appropriate green infrastructure provision to provide accessible natural green space and retention and enhancement of the

Ref	Page	Policy / Paragraph	Main Modification
			<p>natural features on the site such as trees, woodland and hedgerows to be incorporated into the layout of the development;</p> <p>d) Appropriate open space provision for both informal and formal recreational opportunities through retained space, re-provision, enhancement or new provision.</p> <p>e) Public rights of way on the site should be preserved and enhanced, and opportunities sought to maintain and provide access to the countryside;</p> <p>f) Project level Habitats Regulations Assessment will be required, and requirements for Suitable Alternative Natural Greenspace to be provided;</p> <p>g) Biodiversity networks and habitats to be preserved and enhanced, including measures to enhance biodiversity within housing areas;</p> <p>h) Setting of Listed Buildings in proximity to the site to be preserved; <u>Measures to sustain, and where possible enhance or better reveal the significance of heritage assets and their settings, having regard to the conclusions of the Council's North Felixstowe Garden Neighbourhood Heritage Impact Assessment;</u></p> <p>i) Proportionate archaeological assessment;</p> <p>j) A site-specific Flood Risk Assessment;</p> <p>k) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;</p> <p>l) Community Hub comprising a variety of services and facilities* to be created in accessible locations;</p> <p><u>m) A network of pedestrian, cycling and vehicular routes that provide connectivity and movement across the Garden Neighbourhood and with adjacent areas whilst protecting and enhancing local Quiet Lanes;</u></p> <p>m) <u>n) Provision of new vehicular access points off Candlet Road and/or improvements to existing accesses supported by further access for pedestrian and cycle traffic in other locations;</u></p>

Ref	Page	Policy / Paragraph	Main Modification
			<p> o) o) Design and layout that supports inclusive use and a dementia friendly environment; p) p) Consideration of the existing water mains and sewers in Anglian Water’s ownership which influence the design of the Garden Neighbourhood following the principles of Holistic Water Management; q) q) Employment land for high quality non-port related small business units; r) r) Retirement dwellings comprising care home extra care / sheltered dwellings; and s) s) Up to 2,000 dwellings (including 560 with outline planning permission, as shown on the Policies Map), providing a mix of dwelling types, sizes and tenures including housing to meet the specialised housing needs of older, younger and vulnerable people and self-build plots, and provision of affordable housing; </p> <p> <u>t) Assessment of the impacts of Garden Neighbourhood proposals on the Natural Beauty and Special Qualities of the Area of Outstanding Natural Beauty; and</u> <u>u) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether the site is suitable for prior extraction.</u> </p> <p> The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions, and water recycling upgrades undertaken by Anglian Water through the Asset Management Plan. <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity will be required, including, but not limited to, water recycling upgrades.</u> </p> <p> Any necessary off-site transport improvements will need to be provided to the satisfaction of Suffolk County Council and where appropriate Highways England, informed by a Transport Assessment. </p> <p> * for the purposes of this policy services and facilities could include convenience store, shops, meeting places, education facilities, care facilities and medical facilities. </p>

Ref	Page	Policy / Paragraph	Main Modification
MM53	208	12.63	<p><i>Amend paragraph 12.63 to read:</i></p> <p>The properties on Conway Close, Swallow Close and Upperfield Drive currently define the edge of the built up area of Old Felixstowe with countryside to the north. The land to the north of Conway Close and Swallow Close can provide a natural extension to the built form of Felixstowe without causing a detrimental impact on the Area of Outstanding Natural Beauty or important views of the Deben Estuary. <u>Understanding the potential impact on the natural beauty and special qualities of this area and identifying appropriate mitigation measures to be delivered on site will be necessary to help conserve and enhance the nationally designated landscape.</u></p>
	211	SCLP12.4	<p>Policy SCLP12.4: Land North of Conway Close and Swallow Close, Felixstowe</p> <p>3.383ha of land to the north of Conway Close and Swallow Close as shown on the Policies Map, is identified for approximately 150 residential units. Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Affordable housing provision to be in line with Policy SCLP5.10; b) A site-specific Flood Risk Assessment; c) A range of housing types (including bungalows) and tenures in keeping with surrounding area and in line with Policy SCLP5.8; d) Highway design which provides for appropriate vehicular access to the Garden Neighbourhood; e) Maximum building height of 2 storeys; f) Development will need to be high quality and sympathetic to the surrounding character of the area and Listed Building at Park Farm Cottages to the west of the site;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> g) On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy and to provide opportunities for all ages to be active; h) An Air Quality Assessment will be required, and any necessary mitigation provided; i) An Archaeological Assessment is required; j) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; k) Green infrastructure to be complementary to the green infrastructure provided at Felixstowe Garden Neighbourhood; l) Creating links to the existing public rights of way network including upgrading Footpath 8 so as to allow cycling and to provide a circular route; and m) A financial contribution towards the provision of a new primary school and new early years settings in Felixstowe; <u>n) A Landscape and Visual Impact Assessment will be required, and any mitigation provided, including a lighting strategy to conserve and enhance the Natural Beauty and Special Qualities of the Area of Outstanding Natural Beauty; and</u> <u>o) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>

Ref	Page	Policy / Paragraph	Main Modification
MM54	212	12.82	<p><i>Modification to paragraph 12.82:</i></p> <p>Development which provides units targeted at the ageing population will be welcomed as will the delivery of smaller units to provide a mix of residential opportunities which. Development should preserve respect the <u>setting of</u> surrounding Listed Buildings and residential uses, with particular regard to Grade II Tyndale House.</p>
	214	SCLP12.5	<p>Policy SCLP12.5: Land at Brackenbury Sports Centre</p> <p>1.8ha of land on the site of Brackenbury Sports Centre, as shown on the Policies Map, is allocated for development of approximately 80 dwellings.</p> <p>The re-development of this site will only come forward at a time when new leisure facilities have been brought into operation as part of the Felixstowe Garden Neighbourhood.</p> <p><u>Development of this site will not come forward until new leisure facilities with equivalent or better provision in terms of quantity and quality have been brought into operation as part of the Felixstowe Garden Neighbourhood.</u></p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) A mix of housing should be provided on the site including housing for older people and smaller starter home units; b) Design and layout which promotes a dementia friendly environment; c) Provision of affordable housing;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> d) Retention of, and enhancements to, walking and cycling connections through the site; e) Retention or enhancement of green spaces and play area; f) Provision of 0.1ha of land for a new early years setting if needed; g) A site-specific Flood Risk Assessment is required; and h) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available-; <u>i) Design, layout and landscaping of the development should be carefully designed to preserve the setting of the adjacent Grade II Listed Tyndale House; and</u> <u>j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM55	222	SCLP12.8	<p>Policy SCLP12.8: Land at Bridge Road, Felixstowe</p> <p>Employment opportunities will be encouraged on the site at Bridge Road as shown on the Policies Map.</p> <p>Applications for employment uses on this site will be considered against the following:</p> <ul style="list-style-type: none"> a) Existing lawful uses to be retained; b) Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent; c) Proposals which generate a large number of traffic movements will be resisted; d) Small units to be retained – comprehensive redevelopment of the site for one use will be resisted;

Ref	Page	Policy / Paragraph	Main Modification
			<p>e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available Hours of operation to be limited by planning condition to resist over intensification; and</p> <p>f) Landscaping of boundaries to be introduced to enhance the appearance of the site;</p> <p><u>g) Hours of operation to be limited by planning condition to resist over intensification;</u></p> <p><u>and</u></p> <p><u>h) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>
MM56	224	SCLP12.9	<p>Policy SCLP12.9: Land at Carr Road/Langer Road, Felixstowe</p> <p>Employment opportunities will be encouraged on the site at Carr Road / Langer Road as shown on the Policies Map. Applications for employment uses on this site will be considered against the following:</p> <p>a) Proposals for further development of the site should be accompanied by a site-specific Flood Risk Assessment;</p> <p>b) Existing lawful uses to be retained;</p> <p>c) Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent;</p> <p>d) Warehousing or storage activities will be resisted and directed towards land identified under Policy SCLP12.4 or other areas designated for Port and Logistics uses;</p> <p>e) Proposals which generate large numbers of heavy traffic movements will be resisted;</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>f) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;</p> <p><u>g) Ensure that the risk of odour and other amenity impacts from Felixstowe Water Recycling Centre is not detrimental to the amenity of occupants and to ensure that new development does not give rise to unreasonable restrictions being placed on the continuous operation of Felixstowe Water Recycling Centre. Where there is a potential impact on amenity, evidence should be provided to demonstrate that there is no unacceptable impact on the occupiers of the employment land and that any mitigation can be achieved without detriment to the continuous operation of Felixstowe Water Recycling Centre;</u></p> <p>g) h) Hours of operation to be limited by planning condition to resist over-intensification of uses; and</p> <p>h) i) Landscaping of boundaries to be introduced to enhance the appearance of the site.</p>
MM57	226	SCLP12.10	<p>Policy SCLP12.10: Land at Haven Exchange, Felixstowe</p> <p>Employment opportunities will be encouraged on the site at Haven Exchange as shown on the Policies Map. Applications for employment uses on this site will be considered against the following:</p> <ul style="list-style-type: none"> a) A site-specific Flood Risk Assessment; b) Existing lawful uses to be retained; c) Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent (including Holiday and Caravan Parks); d) Starter units required which provide opportunities for local businesses; e) Scale of employment buildings to be in keeping with existing units;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> f) Uses which are complementary to the Port of Felixstowe will be supported, excluding those which have a detrimental impact on residential amenity; g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; Air Quality assessment required; and h) Consideration of the IP / HP apparatus crossing the site-; <u>and</u> i) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM58	232	SCLP12.14	<p>Policy SCLP12.14: Spa Pavilion to Manor End</p> <p>The Council will support and promote high intensity tourist uses in this area, with a high proportion of these to be located along the Sea Road frontage. The area has, in part, a rich Edwardian and Victorian character and any proposals will need to maintain the active commercial frontage and be of a high quality design which respects the town’s heritage. Proposals which actively encourage new resort experiences will be welcomed.</p> <p>Resort related uses will be supported on the Sea Road frontage. Proposals should consider the whole site for resort related uses to provide a vibrant mix of activities. Where this is not possible or unviable there may be opportunities for residential units on upper floor or at the rear of sites.</p> <p>Additional beach huts in this area will be limited to locations which complement the existing resort uses and do not fill the important gaps between huts.</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>The Leisure Centre and the Pier head are the focal point of tourism related activities in Felixstowe. Proposals which seek to redevelop and support this central location will be supported to ensure that the resort offers a range of high quality attractions for visitors and residents, as set out in policy SCLP12.16.</p> <p>Between the Pier and the Spa Pavilion, activities which promote cultural attractions including cafes, restaurants and shops on the ground floor will be supported where they respect make a positive contribution to the significance of the two Conservation Areas designation, and respect the Registered Gardens and the Edwardian and Victorian Victorian and Edwardian architectural heritage of the resort. Proposals which provide a link between the resort and the town centre will also be supported.</p>
MM59	235	12.164	<p><i>Modification to paragraph 12.164:</i></p> <p>Any future redevelopment of this site will need to reflect make a positive contribution to the Conservation Area and architectural heritage of Felixstowe and provide a built form that promotes includes attractive spaces for resort, tourist and recreational uses that support both the day time and night time economy of Felixstowe.</p>
	236	SCLP12.16	<p>Policy SCLP12.16: Felixstowe Leisure Centre</p> <p>Land currently occupied by Felixstowe Leisure Centre, car parking and event space as identified on the Policies Map is allocated for modern and imaginative resort, tourist and visitor uses which support both the day time and night time economy in Felixstowe.</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>Development of this site will not come forward until new leisure facilities <u>with equivalent or better provision in terms of quantity and quality</u> have been brought into operation as part of the Felixstowe Garden Neighbourhood.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) A mix of uses which promote unique, modern and imaginative tourist, resort and visitor opportunities; b) Uses which do not adversely impact the town centre; c) Improved public realm and accessibility; d) Design and layout which complements the prominent seafront location and <u>makes a positive contribution to</u> character of the <u>significance of the</u> Conservation Area; e) A site-specific Flood Risk Assessment is required; f) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available g) No reduction in car parking spaces; h) Supports both the day time and night time economy; and i) Limited residential on upper floors. <u>j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM60	238	12.177	<p><i>Additional paragraph after paragraph 12.177:</i></p> <p><u>Development in the Ipswich Strategic Planning Area is predicted to collectively add to significant strain on the transport network in and around Ipswich. Additional highway capacity will not on its own address these issues</u></p>

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>and the ISPA authorities agree that robust steps must be taken to prioritise healthy and sustainable travel. A package of transport mitigation measures has been identified to reduce vehicle movements. Suffolk County Council as the Highway Authority has developed a strategy which contains a package of mitigation measures to deliver modal shift and mitigate impacts on the wider Ipswich highways network. The Council will work with the other authorities across the ISPA to ensure that there is a co-ordinated approach to funding the mitigation through the delivery of the Local Plan.</u></p>
	239	12.179	<p><i>Modification to paragraph 12.179:</i></p> <p>Communities in this part of the plan area have seen significant levels of growth through previous Local Plan allocations. In the short to medium term the development of Brightwell Lakes will deliver a high quality masterplan development and it is recognised that this development will need the opportunity to settle and mature. In support of delivery of the Ipswich Garden Suburb and Brightwell Lakes, this plan does not propose significant additional growth in this area in the early years of the plan period. In order to assist with delivery of housing across the Ipswich Strategic Planning Area, this plan identifies land at Humber Doucy Lane, Rushmere St Andrew / Tuddenham as part of a cross boundary allocation with Ipswich Borough to deliver housing beyond 2031. The opportunity for redevelopment of the Police Headquarters site in Martlesham Heath would enable the provision of a high density brownfield development of a mix of smaller units led by innovative design. An allocation is also proposed at Woodbridge Town Football Club to deliver housing and to provide a degree of certainty regarding potential future uses, and whilst this is in Martlesham Parish it is detailed within the Strategy for Woodbridge due to it being adjacent to the urban area of Woodbridge. Elsewhere in the area neighbouring Ipswich, future development will be limited to sites within the defined Settlement Boundaries.</p>

Ref	Page	Policy / Paragraph	Main Modification
	240	SCLP12.18	<p>Policy SCLP12.18: Strategy for Communities surrounding Ipswich</p> <p>The strategy for the communities surrounding Ipswich is to maintain the healthy and vibrant communities which provide a diverse mixture of residential and employment opportunities alongside services and facilities by maintaining and enhancing the relationship with Ipswich and other parts of the District.</p> <p>Provision of appropriate community infrastructure, education facilities and public transport will be supported where the needs are clearly demonstrated. <u>Development will be expected to maximise its contribution to sustainable transport and promotion of modal shift in order to contribute to the delivery of new and enhanced sustainable transport measures in and around Ipswich.</u></p> <p>Residential developments will be limited to the proposal at Brightwell Lakes, land at Humber Doucy Lane to come forward beyond 2031 alongside land in Ipswich Borough, the provision of housing in association with redevelopment of the Police Headquarters site and development within the Settlement Boundaries consisting of infill or small scale redevelopments which make the most appropriate use of previously developed land, plus small allocations or development identified through Neighbourhood Plans.</p> <p>Economic proposals which are well related to the strategically important employment areas will be supported where they maximise provision and support the diverse range of opportunities in the area in accordance with other policies in the Local Plan.</p>

Ref	Page	Policy / Paragraph	Main Modification
MM61	241	12.185	<p><i>Modification to paragraph 12.185:</i></p> <p>There are Scheduled Monuments within and in close proximity to the site, including a scheduled bowl barrow and pill box, and development will need to ensure that these are protected. <u>Provision of a Heritage Park, in substantial accordance with the design principles of the concept diagram (Drawing No: 3167712) conditioned with the outline permission (DC/17/1435/OUT), will help to ensure development respects the historic environment. The design principles set out in the aforementioned concept diagram aim to create an attractive formal park style setting to heritage assets overlooked by homes while maintaining key views through the development.</u></p>
	242	SCLP12.19	<p>Policy SCLP12.19: Brightwell Lakes</p> <p>Land at Brightwell Lakes (to the south and east of Adastral Park) is a masterplanned consented site for 2000 homes (DC/17/1435/OUT) approved in April 2018. The site will deliver a substantial number of homes in the area to the east of Ipswich over the next 15 years. This site is led by its infrastructure needs, delivered under the section 106 agreement and conditions of the planning permission, these include:</p> <ul style="list-style-type: none"> a) Provision of strategic open space in the form of Suitable Alternative Natural Greenspace (SANG) including extensive play and trim trail facilities and a wide range of walking, cycling and recreational routes. This is designed and planned to meet the mitigation measures outlined in the 2011 Core Strategy Appropriate Assessment and Habitats Regulations Assessment carried out within the outline planning permission. This includes contributions to enhanced wardening and monitoring of visitor impacts upon designated European nature conservation sites;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> b) Provision of a new all-through school, to meet identified pre-school, primary and secondary needs; c) Outdoor recreational sport space and facilities including changing facility and shared use with the school; d) Community Centre including Library and community policing provision; e) On-site recycling facilities; f) Allotments and a community orchard; g) Public art provision; h) High speed broadband; i) Provision of strategic drainage to manage surface water drainage within the site; j) Health centre or provision of improved health facilities in the area; k) Measures to mitigate impact on the local road network, including improvements to the A12 junction between its junction with the A1214 and Seven Hills Interchange; to the A1214 and the Foxhall Road corridor; l) Improved public transport provision including links to Ipswich town centre and a direct service to Ipswich Train Station; m) Improvements to the public rights of way network on and off site, including pedestrian and cycle links; n) Adequate electricity supply; o) Improvements to the water supply network; and p) Upgrades to the waste water treatment (foul sewerage) network-; <u>and</u> q) <u>Provision of a Heritage Park to preserve the significance of the Scheduled Monument bowl barrow and non-designated heritage assets along with protection of other Scheduled Monuments on and surrounding the site.</u>

Ref	Page	Policy / Paragraph	Main Modification
MM62	244	12.191	<p><i>Modification to paragraph 12.191:</i></p> <p>The business park should include a focal outside area containing public seating and public art. To support the green infrastructure throughout the site, significant landscaping will be required to reduce the visual impact of the business park and ensure it is a complementary neighbour to the Crematorium <u>and Scheduled Monuments</u> adjacent. Opportunities should also be explored to integrate and connect landscaping to the existing Public Rights of Way Network in the area. The site is surrounded by known archaeological sites recorded in the Historic Environment Record, and to the west, cropmarks include a Bronze Age barrow cemetery of at least four barrows, likely associated with the wider group of Scheduled Monuments at Seven Hills, <u>which is of outstanding local importance</u>. Suffolk County Council have highlighted that an Archaeological Assessment is to be undertaken at an appropriate design stage prior to the granting of outline, technical details or full planning permission to inform viability of schemes, mitigation requirements and conservation in situ of significant remains.</p>
	244	12.192	<p><i>Modification to paragraph 12.192:</i></p> <p>The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources. Planning applications should <u>are expected to</u> be supported by evidence considering the suitability for prior extraction, <u>as directed by the Policy</u>, having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.</p>
	245	SCLP12.20	<p>Policy SCLP12.20: Land at Felixstowe Road</p> <p>Land is identified at Felixstowe Road for a high quality business park to provide employment spaces targeted at Business and Professional Services Sectors in the form of B1 and B2 uses. Start up units and grow on space will be supported as part of the overall mix of units on the site.</p> <p>Access to the site will be required from Felixstowe Road. The access arrangements should demonstrate no severe impact on the A12 and the A14 and local road network. Opportunities to enhance the capacity of the Seven Hills junction and access to the Crematorium should be explored and will be supported.</p> <p>The development will be expected to represent a high quality of contemporary design and to achieve high standards of sustainable construction.</p> <p>Exceptional design will be expected to provide a high quality and well screened business destination appropriate to the site’s location in the setting of the AONB <u>and the nearby cluster of Scheduled Monuments that form part of Seven Hills barrow cemetery</u>, in terms of scale, massing, materials and lighting. A lighting strategy will be required as part of any proposals. Significant landscaping and buffers are to be provided on the site, informed by Landscape and Visual Impact Assessment. A proportionate archaeological assessment will be required.</p>

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			<p>Buildings will be expected to provide a high quality attractive environment with areas of green infrastructure and appropriate provision for vehicular parking, walking and cycling. <u>Opportunities to encourage and enable travel to the site by walking and cycling must be realised along with measures to encourage travel to the site by public transport.</u> Opportunities to enhance and link into the existing Public Rights of Way network are encouraged.</p> <p>Proposals outside of B1 and B2 class uses which support the high quality business park nature of the employment area, will be permitted where integrated in premises with B1 and B2 uses or whose primary purpose is to provide a service to the businesses and employees operating in that location.</p> <p>A site-specific flood risk assessment will also be required as the site is over 1ha. Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available. <u>Proposals should also provide confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p> <p><u>Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether the site is suitable for prior extraction.</u></p>
MM63	248	SCLP12.21	<p>Policy SCLP12.21: Ransomes, Nacton Heath</p> <p>30ha of land is identified at Ransomes, Nacton Heath as shown on the Policies Map for new employment provision for a mix of B1, B2 and B8 uses.</p> <p>Development will be expected to accord with the following criteria:</p>

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			<ul style="list-style-type: none"> a) Minimising impact on landscape including the nationally designated Area of Outstanding Natural Beauty, including through the use of appropriate mitigation measures, informed through Landscape and Visual Impact Assessment; b) Further investigation into any designated and non designated heritage assets required; c) Impact on the local and strategic highway network including provision for access to public transport, and access via foot and cycle, and provision of any mitigation measures required; d) Ensure an appropriate design, scale and massing of buildings for example through the introduction of a design code, and minimise impacts arising from lighting; e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; f) Potential contamination of the site will need to be investigated and addressed where necessary; g) Integration of new uses with existing businesses within the site; h) An archaeological assessment will be required; i) A site wide surface water management strategy; and j) A site-specific Flood Risk Assessment is required; and <u>k) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM64	249	12.204	<p><i>Modifications to paragraph 12.204 and insertion of new paragraphs below paragraph 12.204:</i></p> <p>Within this part of the District, the pressure of settlement coalescence is seen most prominently. Some communities are separated from others by large areas of open space, <u>sport and recreation areas or</u> and countryside, whilst others blend into one another. Previous Local Plans sought to protect the open space</p>

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			<p>between Ipswich and Rushmere Village through a specific policy and this is continued in this Local Plan. Land in this area is to be retained for sport and recreational uses primarily which also restricts inappropriate development in this location.</p> <p><u>Much of the land is in use as playing pitches and associated buildings and other infrastructure, occupied by a number of sporting clubs and organisations. The continued provision and enhancement of sports and recreation facilities in this location should enable the separation of Rushmere village and Ipswich to be maintained, through the presence of formalised green spaces. Ipswich Town Football Club have had a presence on land north and south of Playford Road for nearly three decades, and there also remains evidence of former uses on some of this land, including through the presence of currently unused areas of land.</u></p> <p>Over the plan period, the provision of sport and recreational <u>facilities opportunities</u>, both public and privately accessible, will <u>therefore be supported and</u> retained for the benefit of the community <u>and local sports clubs and associations</u>, as well as <u>avoiding</u> reducing the coalescence of settlements. <u>Development associated with the provision of sports and recreation may include for example related educational facilities, where this is ancillary to the provision of outdoor sports and recreation, and maintains the separation of Rushmere village and Ipswich.</u></p> <p><u>Whilst much of the open space is formal in nature, the area also has potential to enhance conditions for biodiversity, and development proposals would be expected to demonstrate how they support the maintenance and enhancement of biodiversity networks, in accordance with policy SCLP10.1.</u></p>

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	249	SCLP12.22	<p>Policy SCLP12.22: Recreation and Open Space in Rushmere</p> <p>Land is identified near <u>between Ipswich and</u> Rushmere Street as shown on the Policies Map to retain settlement separation and <u>through the presence of</u> natural <u>and formal</u> open <u>green</u> spaces, and support biodiversity and wildlife networks. Land between Ipswich and Rushmere village, in its undeveloped form, presents an important green space between communities whilst <u>also</u> contributing to the recreational needs of the District and Ipswich Borough.</p> <p>Proposals will only be granted <u>supported where they are</u> for sports ground or other associated recreational uses, <u>or for associated uses which contribute to provision for outdoor sports and recreation and which maintain the separation of Rushmere village and Ipswich.</u></p>
MM65	251	SCLP12.23	<p>Policy SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)</p> <p>Two parcels of land, as shown on the Policies Map, are designated as public open space. This land is intended to form part of the country park (minimum of 24.5ha total) required to be provided in association with the new Ipswich Garden Suburb, the built area of which is located within the administrative boundary of Ipswich Borough Council. The detailed scheme for the country park as it relates to Suffolk Coastal District will be expected to:</p> <ul style="list-style-type: none"> a) Safeguard existing pedestrian and cycle access points and provide suitable links to the existing public rights of way network;

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			<p>b) Make provision for a car park to serve the country park within that parcel of land fronting Westerfield Road;</p> <p>c) Make suitable provision for any necessary maintenance tracks and access points; and</p> <p>d) Provide detailed boundary treatments and be required to demonstrate that the residential amenity of dwellings which abut the boundary of the country park and the public rights of way has been safeguarded-; and</p> <p><u>e) Provide net gains for biodiversity.</u></p> <p>Sensitive treatment will also need to be given to Mill Farm, which is a listed building, and its setting. An archaeological investigation may be required dependent on the nature of the groundworks involved.</p>
MM66	252	12.210	<p><i>Modification to paragraph 12.210:</i></p> <p>Suffolk Coastal District borders Ipswich Borough. The Ipswich Borough boundary is tightly drawn and to assist with enabling the housing need for Ipswich to be met within the Borough, land at Humber Doucy Lane within Suffolk Coastal District is identified as an allocation for housing development which would come forward as part of a masterplanned approach including land within Ipswich Borough. It would not be appropriate for the land in Suffolk Coastal District to come forward without the land in Ipswich Borough as access to the site is required through land in Ipswich Borough. <u>An equivalent policy relating to land within Ipswich Borough is being established through the Ipswich Local Plan, which is currently under preparation.</u></p>
	252	12.212	<p><i>Modification to paragraph 12.212:</i></p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>The area of land in Ipswich Borough includes the land to the immediate south west of the site and the land to the immediate north west of the site. <u>Development should also seek to preserve the significance of the Listed Buildings to the north and east of the site. These are Allens House, Laceys Farmhouse, and the Garden Store north of Villa Farmhouse.</u></p>
	253	12.215	<p><i>Modification to paragraph 12.215:</i></p> <p>The site is identified to come forward post 2031 to enable the delivery of the Ipswich Garden Suburb to become well established and for infrastructure such as the primary school associated with the Ipswich Garden Suburb to be delivered. <u>The site is in close proximity to the Ipswich Garden Suburb, a strategic allocation in the adopted Ipswich Local Plan which is anticipated to deliver approximately 3,500 dwellings and other uses, including three new primary schools, largely over the course of the Local Plan period. Primary school capacity is a current constraint on development at Humber Doucy Lane coming forward, and it is anticipated that additional capacity can be provided through the planned new provision at the Ipswich Garden Suburb to ensure there is adequate provision for this development. This is anticipated to affect the timing of development coming forward.</u></p>
	253	New paragraph after 12.218	<p><i>Insert new paragraph after paragraph 12.218:</i></p> <p><u>Project level Habitats Regulation Assessment will be required and should be carried out alongside the master planning process, considering the whole site along with the adjacent allocation in Ipswich Borough. Project level HRA will need to demonstrate that adverse effects can be prevented with long term mitigation measures.</u></p>

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	254	SCLP12.24	<p>Policy SCLP12.24: Land at Humber Doucy Lane</p> <p>9.9ha of land to the east of Humber Doucy Lane is identified to come forward for the development of approximately 150 dwellings in conjunction with land identified in the Ipswich Local Plan, post 2031. Development will only come forward as part of a master planned approach with land in Ipswich Borough.</p> <p>Development will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) Delivery of a high quality design incorporating a mix of housing types, including affordable housing on-site; b) A site-specific Flood Risk Assessment will be required; c) Provision of 0.1ha of land for an early years setting if needed within the part of the site in Suffolk Coastal District; d) Contribution to the creation of a 'green trail-rim' around Ipswich and provision of on-site open space; e) Provision for sufficient primary school spaces; e-f) f) Provision of a soft edge to the urban area through the provision of significant landscaping; f) g) g) Promotion of the use of sustainable modes of transport; and g-h) h) An archaeological assessment will be required; i) Design, layout and landscaping of the development should be carefully designed to preserve the setting of the nearby listed buildings; and j) A project level Habitats Regulations Assessment will be required.

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			Development will be accessed via Humber Doucy Lane. A Transport Assessment will be required to identify any necessary improvements to highways and junctions on Humber Doucy Lane and Tuddenham Road.
MM67	255	12.225	<p><i>Modifications to paragraph 12.225:</i></p> <p>Land at Suffolk Police Headquarters, Portal Avenue is allocated for development of 300 dwellings. The Suffolk Police Headquarters site is situated on the northern edge of Martlesham Heath with vehicle access onto the A1214 via Portal Avenue. Suffolk Constabulary have indicated that they intend to vacate the site during the plan period, <u>and thus it is expected that redevelopment of the site would come forward as part of a programme of re-provision of Police facilities. However, it is understood the Police Investigation Centre (PIC) located directly adjacent to the eastern site boundary will be retained in use.</u> The existing buildings on the site are becoming dated and are unlikely to provide the high quality office space which would meet modern day needs. This provides an opportunity to plan positively to deliver dwellings and community uses on a brownfield site. The site is well connected to the Martlesham Heath District Centre by existing walking and cycling infrastructure that could be enhanced through redevelopment of the site.</p>
	256	12.227	<p><i>Modifications to paragraph 12.227:</i></p> <p>The Martlesham Neighbourhood Plan was ‘made’ in July 2018. Policy MAR5 identifies a need for bungalows, flats and sheltered accommodation in Martlesham Heath. <u>Due to its physical separation from the lower density parts of the village and its accessible location,</u> it is considered that this site lends itself to <u>incorporating a mix of</u></p>

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			<p>providing flatted development and small, high density units <u>in a manner which contributes to a high quality of design</u>, due to its physical separation from the lower density parts of the village.</p>
	256	12.228	<p><i>Modifications to paragraph 12.228:</i></p> <p>In the west of the site there are currently sports pitches. The existing sports facilities on the site provide an opportunity to increase provision of such facilities for all age groups by exploring arrangements to make them available for community use, as supported in Policy SCLP12.17 <u>SCLP12.18</u>. The Martlesham Neighbourhood Plan supports measures to address the lack of sports facilities for all ages and the underuse of the Police Headquarters sports facilities. The Martlesham Neighbourhood Plan identifies a need for additional sports provision in the village and therefore it is expected that provision of sports facilities for use by the community should be provided as part of the proposals. <u>In identifying provision for open space and sports facilities, consideration should also be given to any needs being met by the existing sports provision on site, and any loss of provision, including through the proposed creation of alternative sports uses. Existing open space and sports facilities provision should be assessed in terms of whether it is surplus to requirements, would be replaced elsewhere or redevelopment of the site would incorporate equivalent or better provision in respect of quantity and quality. Owing to the existing facilities on site, the policy expects that open space and sports provision would be made available for the community through the redevelopment of the site.</u></p>
	256	12.230	<p><i>Modification to paragraph 12.230:</i></p> <p>This site affects an area of extremely high archaeological significance and potential, on the former Martlesham Heath in the area of a series of at least eight Bronze-Age/prehistoric barrows which are either extant monuments or cropmarks. <u>Three of the aforementioned eight bowl barrows are Scheduled Monuments and are</u></p>

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			<p><u>outside but in close proximity to the site boundary to the north and west. The centre of the site includes below ground remains of one of these eight bowl barrows.</u> One of these, a cropmark, lies on the site itself. Anglo-Saxon round barrows are recorded to the east and Prehistoric and Roman finds are also recorded in the vicinity. There is particular potential for archaeological remains of the barrow and associated burials to survive on the site, along with prehistoric and Anglo-Saxon satellite burials and activity. The site is also within the extent of Martlesham airfield. This site has never been the subject of systematic archaeological investigations and previously unidentified remains may exist on the site which could be damaged or destroyed by development. The impact of past land use is not known.</p>
	256-257	12.231	<p><i>Modifications to paragraph 12.231:</i></p> <p>The site presents an opportunity to provide outdoor spaces, exercise trails, community facilities and shared work / meeting space. The natural woodland surroundings, sports facilities and location in relation to networks of green infrastructure present an opportunity to provide community facilities such as allotments and sports pitches which would benefit the wider community. <u>Opportunities for community ownership and/or management of such community facilities could be explored.</u> Permeability throughout the site and linking into the existing public rights of way network is strongly encouraged, with particular regard to pedestrian and cycle accessibility.</p>
	257	12.232	<p><i>Modification to Paragraph 12.232:</i></p>

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			<p>The design, and layout <u>and landscaping</u> of the development will need to have regard to the amenity of residents alongside <u>in relation to</u> any continued use of surrounding areas of land for police functions, <u>including to ensure that their quality of life is not undermined by the fear of crime.</u></p>
	258	SCLP12.25	<p>Policy SCLP12.25: Suffolk Police HQ, Portal Avenue, Martlesham</p> <p>10.7ha of land at the Suffolk Police Headquarters Site is allocated for the development of approximately 300 dwellings, <u>which is expected to come forward as part of a programme for the re-provision of Police facilities.</u></p> <p>Development will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) Delivery of a high quality, high density residential scheme incorporating flats and mix of residences to meet local needs <u>including provision of properties that would be suitable for older persons;</u> b) Delivery of a distinctive scheme in the wider context of the Martlesham Heath hamlets and the important gaps between them; c) Provision of affordable housing on-site; d) If needed at the time of a planning application, 0.1ha of land on the site should be reserved for a new pre-school setting; e) An archaeological assessment is required; f) A site-specific Flood Risk Assessment is required; g) The mature woodland areas should be retained and be accessible; h) Provision of open space providing opportunities for all ages;

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			<ul style="list-style-type: none"> i) Provision of allotments which are accessible to residents and the wider community; j) Provision of sports facilities with opportunities for community use; <u>k) Proposals involving the loss of any existing open space, sports and recreational provision will need to demonstrate that such provision is surplus to requirements, that the loss would be replaced by equivalent or better provision in terms of quantity and quality or that the benefits of alternative sports and recreation provision outweigh any loss;</u> l) <u>l) Significantly enhance permeability through the site and linking into adjacent pedestrian and cycle routes; and</u> m) <u>m) Provision of an ancillary area of communal workspace supporting social interaction and cohesion;</u> <u>n) An ecological survey will be required, and any necessary mitigation provided;</u> <u>o) Design, layout and landscaping to respect the site's close proximity to three Scheduled Monuments, and a Bowl Barrow on site; and</u> <u>p) Any Police operations retained in use on and/or adjacent to the site will be addressed through scheme design, layout and landscaping, to ensure that the quality of life for future and existing residents, including in the surrounding area, is not undermined by the fear of crime.</u>
MM68	273	12.286	<p><i>Modification to paragraph 12.286:</i></p> <p>The Heritage Impact Assessment advises that built development in this part of the site should be avoided.</p> <p><u>Proposals on the site would need to consider their impact on heritage assets and their settings, including those identified in the Heritage Impact Assessment; Grade II* Listed Church of St John the Baptist, Grade II Listed Hurts</u></p>

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			<p><u>Hall, Saxmundham Conservation Area, Grade II Listed Crown House, Grade II Listed The White House, Grade II Listed Monks Cottages, and Grade II Listed Benhall Stores.</u></p>
	273	12.288	<p><i>Modification to paragraph 12.288 including splitting to create new paragraph:</i></p> <p>To reduce the impact of the development and alongside providing for sufficient SANG areas, significant green infrastructure provision and areas of natural green space for recreation should be integral to the layout of the Garden Neighbourhood. <u>Reflecting the heritage sensitivities and requirements for SANG, the Policy sets out that any uses to be delivered on land to the east of the railway are to be open space/SANG provision only. However, provision of open space and enhancements related to provision of SANG do not need to be confined to land to the east of the railway. Alongside this, the delivery of an integrated network of green infrastructure is expected to be provided throughout the Garden Neighbourhood.</u></p> <p>These areas<u>Green infrastructure</u> will provide amenity value for the future community and, a variety of habitats for wildlife. Green areas will also reduce the perception of settlement coalescence between the built up areas of Benhall and Saxmundham. Ensuring the provision of appropriate green infrastructure is a fundamental part of the creation of a new community in this part of the District and will complement the existing areas of woodland, the public rights of way and the adjacent countryside. <u>Particular attention will need to be paid to how movements will take place between the areas to the east and west of the railway.</u> The northern part of the area to the west of the B1121 known as The Layers provides an open setting to Hurts Hall, and has the potential to be enhanced to provide a high quality area of open space which makes the most of its history and links with surrounding heritage as well as potentially contributing to SANGs requirements. Any enhancements in relation to the provision of open space in this area need to be sympathetic to the character and setting of this area and</p>

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			<p>heritage assets. The southern part of this area <u>There may be potential within the land to the east of the railway</u> adjoining the B1121 could remain in its <u>for</u> existing uses <u>to remain</u>, and links could be retained between Benhall and the rest of the Garden Neighbourhood through existing footpaths.</p>
	274	12.290	<p><i>Modification to Paragraph 12.290:</i></p> <p>The indicative masterplan provides an indication of how the principles outlined above could be incorporated within the Garden Neighbourhood. The masterplan shows that the area to the east of the railway is expected to be characterised by the provision of informal and formal open space whilst the area to the west of the railway is expected to <u>will</u> provide <u>for</u> the focus for mixed use development linked to employment uses to the west of the A12.</p>
	274	12.291	<p><i>Amend paragraph 12.291 to read:</i></p> <p>Consultation responses and engagement with Suffolk County Council have highlighted the need for increased primary school provision in the Saxmundham area. Limited capacity in existing schools is increasingly acting as a barrier to the future development of Saxmundham and the surrounding communities. The provision of a primary school with early years provision would support future development in this part of the District. The exact location of a new primary school with early years provision will need to be considered early in the master planning stages to ensure it is an integral and accessible part of the design and layout of the new development, and opportunities to benefit from shared facilities with Saxmundham Free School will be supported. <u>Early years capacity is forecast to be exceeded in the area over the plan period, and therefore new provision is expected to</u></p>

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			<p><u>be provided alongside the new primary school. In addition, to meet forecast need, the policy also requires provision for a new early years setting on 0.1ha of land unless suitable and accessible accommodation is available elsewhere. At the time of a planning application, it will need to be demonstrated either that provision is to be made on site, or that there is certainty that suitable provision can be provided elsewhere.</u></p>
	276	12.311	<p><i>Modification to paragraph 12.311:</i></p> <p>The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development, as directed by the Policy. This may help reduce the amount of material transported on and off site during development.</p>
	278-279	SCLP12.29	<p>Policy SCLP12.29: South Saxmundham Garden Neighbourhood</p> <p>Approximately 66.6ha 67.8ha of land for a garden neighbourhood is identified to the south of Saxmundham, which includes land within the parish of Benhall, for an education led development, comprising primary school provision, community facilities, employment land and open space alongside a variety of residential development. This new development will be delivered through a master plan approach brought forward through landowner collaboration and community engagement.</p> <p>Critical to the success of this master plan will be the integration of the new garden neighbourhood with the existing community of Benhall and Saxmundham, as well as taking into account the location of the site.</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>The master plan should be informed by community engagement and include:</p> <ul style="list-style-type: none"> a) Provision of a one form of entry primary school on a 2.2ha site to enable further expansion and early years provision; b) 0.13ha of land <u>on the site should be reserved</u> for a further new early years setting <u>should suitable and accessible alternative provision not be available elsewhere. Proportionate contributions will be required towards the additional early years provision;</u> c) Community hub* comprising a variety of services and facilities to be located in an accessible location; d) Project level Habitats Regulations Assessment and a significant area of Suitable Alternative Natural Greenspace which is designed to mitigate impacts on European protected sites; e) Provision of green infrastructure, including informal and formal open spaces, circular walks, and retention and enhancement of the natural features on the site such as trees, woodland and hedgerows to be incorporated into the layout of the development; f) Formal recreational opportunities to cater for all ages, including play space; g) Public rights of way on the site should be preserved and enhanced; h) Biodiversity networks and habitats to be preserved and enhanced, including measures to enhance biodiversity within housing areas;; i) Design and layout that supports a dementia friendly environment; j) Design and development of the site which, <u>having regard to the Council's South Saxmundham Garden Neighbourhood Heritage Impact Assessment</u>, is sympathetic to the south entrance of Saxmundham, the

Ref	Page	Policy / Paragraph	Main Modification
			<p>Conservation Area and heritage assets, and views of the sensitive landscape and heritage setting to the east, A as informed by a heritage impact assessment <u>will be required</u>;</p> <ul style="list-style-type: none"> k) Proportionate archaeological assessment; l) A site-specific Flood Risk Assessment which considers the cumulative impact on receptors off site; m) Sustainable Drainage Systems (SuDS) to reduce the risk of surface water flooding and sewer flooding; n) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; o) Provision of new vehicular access point from the A12 supported by safe access for cyclists and pedestrians; p) Significant pedestrian and cycle accessibility throughout the site, with connections and improvements to networks beyond the site, including to the station and town centre; q) Provision of a Transport Assessment, with particular regard to the capacity of the B1121/B1119 signalised crossroads; r) Employment land to the west of the A12, to be masterplanned and delivered as part of the Garden Neighbourhood; s) Approximately 800 dwellings of a range of types, sizes and tenures including housing to meet the needs of older people, younger and vulnerable people, and provision of self-build plots, including affordable housing on site; t) Provision of appropriate police, community safety and cohesion facilities; u) <u>Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development; and</u>

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>v) The area of land east of the railway is identified for the provision of open space and Suitable Alternative Natural Greenspace (SANG), to be masterplanned and delivered as part of the garden neighbourhood. The retention of existing uses on land to the east of the railway would be supported where this complements the delivery of open space and SANG.</u></p> <p>The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions, and water recycling upgrades undertaken by Anglian Water through the Asset Management Plan <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity will be required. Including, but not limited to, water recycling upgrades.</u></p> <p>Any necessary off-site transport improvements will need to be provided to the satisfaction of Suffolk County Council.</p> <p>* For the purposes of this policy services and facilities could include convenience store, shops, meeting places, allotments, education facilities, care facilities and medical facilities.</p>
MM69	281	SCLP12.30	<p>Policy SCLP12.30: Land North-East of Street Farm, Saxmundham</p> <p>2.18ha of land north-east of Street Farm, Saxmundham, as shown on the Policies Map, is identified for residential use for approximately 40 units.</p> <p>Development will be expected to accord with the following criteria:</p>

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> a) Provision of affordable housing; b) Main access through existing residential developments off Church Hill; c) Potential to improve east-west access across the site to provide pedestrian and cycle access to the north end of the High Street; d) A contribution towards new early years provision is required; e) Need to provide a strong planted boundary to the east of the site where it abuts the open countryside; f) Transport assessment required; g) A site-specific flood risk assessment is required; h) An archaeological assessment will be required; i) An ecological survey will be required; and j) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; <u>and</u> <u>k) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> <p>If opportunities arise, applicants should explore options to link with wider redevelopment options around Street Farm Road (currently a mix of offices, Suffolk County Offices, Library, Vets practice and hand car wash).</p>

Ref	Page	Policy / Paragraph	Main Modification
MM70	287	12.336	<p><i>Modification to paragraph 12.336:</i></p> <p>The design of the development will need to be distinctive and innovative whilst appropriate in terms of the proximity to the Grade II Listed Maltings Cottage and Woodbridge Conservation Area as well as the Area of Outstanding Natural Beauty <u>and the prehistoric settlement and group of barrows at Sutton Hoo.</u></p>
	289	SCLP12.32	<p>Policy SCLP12.32: Former Council Offices, Melton Hill</p> <p>1.33ha of land at the Former Council Offices, Melton Hill, is allocated for a residential-led mixed use development of approximately 100 dwellings.</p> <p>Development will be expected to be of an exemplar, high quality design, and comply with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of a mix of units including a predominance of flatted dwellings, including affordable housing on-site; b) Design, layout and height of buildings to be appropriate to the site’s location in proximity to heritage assets and the Area of Outstanding Natural Beauty; c) Provision of a high standard of sustainable design; d) Provision of open space providing opportunities for all ages; e) A site-specific Flood Risk Assessment will be required; f) Project level Habitats Regulations Assessment will be required; g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and

Ref	Page	Policy / Paragraph	Main Modification
			<p>h) Measures to promote non-car modes of travel; <u>and</u></p> <p>i) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p> <p>The provision of small scale community and A3 uses will be supported where they do not have a significant impact on the town centre.</p>
MM71	290	12.350	<p><i>Modification to Paragraph 12.350:</i></p> <p>The site is currently occupied by Woodbridge Town Football Club however it is acknowledged that a new location for the football club will need to be identified during the Local Plan period. The allocation of this site is intended to provide a degree of certainty to the football club and the community in identifying options for relocation of the site. Critical to the policy is that the development of the site would only be supported as part of a comprehensive scheme within which the football club is facilitated in relocating to a suitable location <u>in compliance with the criteria set out in the policy. The policy criteria include a requirement for equivalent or better management and accessibility arrangements to be provided, which aims to ensure that users can continue to access the new facility and relates to matters such as any community use agreements.</u> within the town, which is accessible by non-car modes of transport.</p>

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	292	SCLP12.33	<p>Policy SCLP12.33: Land at Woodbridge Town Football Club</p> <p>4.16ha of land at Woodbridge Town Football Club is allocated for housing for approximately 120 dwellings associated with <u>the</u> relocation of the football club.</p> <p>Development will only be supported as part of a proposal which would establish suitable replacement facilities for the football club, which provide equivalent or better provision of football club facilities within a location which is accessible to the community by non-car modes of transport.</p> <p>Development <u>on the site allocated under this policy</u> will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of a mix of housing including housing suitable to meet the needs of the elderly population and including affordable housing; b) Design, layout and height of buildings appropriate to the site's location adjacent to the Area of Outstanding Natural Beauty; c) Retention and strengthening of the existing landscaping and trees on the perimeter of the site; d) Provision of open space providing opportunities for all ages; e) An archaeological assessment will be required; f) A site-specific Flood Risk Assessment will be required; g) A project level Habitats Regulations Assessment will be required; h) Provision of a robust package of sustainable transport measures which promote connectivity with the town; and

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			<p>i) Access to be provided via Fynn Road.</p> <p><u>Proposals for the relocation of the football club will be expected to comply with the following criteria:</u></p> <p>j) <u>The football club to be replaced in a way which provides equivalent or better provision in quantitative and qualitative terms;</u></p> <p>k) <u>The replacement facility must be fully brought into use in advance of the loss of any existing facilities to ensure continuity of provision unless exceptional circumstances are demonstrated and an appropriate alternative timescale securing the delivery of the replacement provision is proposed and agreed with the Council;</u></p> <p>l) <u>An appropriate highways access should be provided;</u></p> <p>m) <u>The site must be in a suitable location to meet the needs of users of the site and accessible to the community by non-car modes of transport;</u></p> <p>n) <u>There should be no unacceptable impact on the amenity of any adjoining residential uses in terms of noise and light pollution;</u></p> <p>o) <u>An appropriate landscape mitigation scheme should be provided if necessary; and</u></p> <p>p) <u>The new facility should be operated to equivalent or better accessibility and management arrangements.</u></p>
MM72	294	SCLP12.34	<p>Policy SCLP12.34: Strategy for the Rural Areas</p> <p>The strategy for the rural areas is to support and enhance the vitality of rural communities and enhance the visitor experience whilst protecting and enhancing landscapes, and the natural, built and historic environment.</p>

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			<p>The strategy for rural areas seeks to deliver:</p> <ul style="list-style-type: none"> a) Opportunities for employment development alongside the protection of existing employment uses; b) Improvements to connectivity and accessibility, including through continued improvements to high speed broadband and mobile phone coverage; c) The provision of new housing which contributes to providing a mix of housing choice in rural areas and helps to sustain rural communities, including through allocations in or well related to Large Villages and Small Villages; d) Enhancements to the visitor experience; e) Protection and enhancement of the Area of Outstanding Natural Beauty, whilst also recognising the value of locally important landscapes; f) Protection of designated habitats, priority habitats and protected species, including managing the effects of increased visitor pressure on the European protected sites, and seeking to provide enhancements for biodiversity; and g) Conservation and enhancement of valuable heritage assets.
MM73	295–301 and various other pages	12.371 to 12.396 and SCLP12.35	<p><i>Delete Policy SCLP12.35: Land at Innocence Farm, supporting text and cross references from the Final Draft Local Plan.</i></p> <p><i>Modifications to the following as consequential changes:</i></p> <p>Page 15 – Amend paragraph 2.1 - and housing delivery by providing significant areas of land to support the Port of Felixstowe and to attract investment through the creation of a new business park,.....</p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>Page 29 - Amend reference to the Port of Felixstowe in the third bullet point in the green box below paragraph 3.11 - Provision of land to <u>Supporting</u> the Port of Felixstowe</p> <p>Page 30 - Delete the last sentence of paragraph 3.15</p> <p>Page 36 - Policy SCLP3.1 – Criterion a) – delete the word ‘significantly’</p> <p>Page 36 - Policy SCLP3.1 – Amend criterion h) - New strategic employment allocations based around key transport corridors, including to support the Port of Felixstowe;</p> <p>Page 37 - Key Diagram – Remove employment allocation at Innocence Farm</p> <p>Page 61 – Amend paragraph 4.13 -The Local Plan allocates <u>a</u> new employment areas close to the A14 at Felixstowe and at the Seven Hills junction of the A12 and A14,.....</p> <p>Page 61 – Amend the first sentence of paragraph 4.14 - Economic growth related to the logistics sector and the Port of Felixstowe can provide opportunities for strategic scale <u>employment</u> development.</p> <p>Page 63 – Delete last bullet point of paragraph 4.22</p> <p>Page 192 – Amend paragraph 12.12 -Felixstowe and Saxmundham, and focussing strategic employment allocations in relation to the Port of Felixstowe and <u>on</u> the A14/A12.</p> <p>Page 193 – Delete the last sentence of paragraph 12.18</p> <p>Page 203 – Delete reference to Innocence Farm, Policy SCLP12.35 in paragraph 12.49</p> <p>Page 219 – Delete paragraph 12.113</p> <p>Page 434 – Delete reference to Policy SCLP12.35 from Appendix A (Policy Delivery Framework)</p> <p>Page 449 - Delete reference to Policy SCLP12.35 from Appendix B (Infrastructure Delivery Framework)</p> <p>Page 454 – Delete reference to Innocence Farm from Appendix B (Utilities)</p> <p>Page 490 - Delete reference to Policy SCLP12.35 from Appendix C (Monitoring Framework)</p>

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			<p>Page 534 – Amend the first sentence of the introduction text for Appendix L - The key evidence base documents supporting informing informing the <u>preparation of the</u> Local Plan are listed below and can be viewed on the Council’s website.</p> <p>Renumber throughout the plan Policy number references SCLP12.36 to SCLP12.72 (number to go down by one)</p>
MM74	307	SCLP12.38	<p>Policy SCLP12.38: Levington Park, Levington</p> <p>Levington Park, as identified on the Policies Map, is an existing low key employment site, some 3.29ha in size.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) In order to reflect its former use, its sensitive location and poor road access, the Council will continue to resist any significant intensification of use which would have a demonstrable adverse impact on surrounding uses; b) A site-specific Flood Risk Assessment will be required; c) Project level Habitats Regulations Assessment will be required; d) An archaeological investigation may be required depending on the nature of the groundworks; and e) <u>Landscape and Visual Impact Assessment will be required.</u> Project level Habitats Regulations Assessment will be required.

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MM75	310	SCLP12.39	<p data-bbox="696 320 1697 355">Policy SCLP12.39: Land at Silverlace Green (former airfield) Parham</p> <p data-bbox="696 408 2011 485">Land at Silverlace Green as identified on the Policies Map comprises some 2.24 hectares of employment land. Within the site 0.98 hectares of land remains vacant. The site contains lawful uses within Use Classes B1 and B2.</p> <p data-bbox="696 531 2011 608">Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings provided that:</p> <ul style="list-style-type: none"> <li data-bbox="741 651 1603 683">a) The use is restricted to activities falling within Use Classes B1 and B2; <li data-bbox="741 699 1989 818">b) A transport assessment can demonstrate to the satisfaction of the Highway authority that the scale of the proposed use and type of traffic generated is acceptable in terms of impact on the local road network; <li data-bbox="741 834 1944 911">c) Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development; <li data-bbox="741 927 1989 1003">d) The proposals address the need to manage the relationship between new uses and the existing waste facility on the site; <li data-bbox="741 1019 1989 1096">e) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; <li data-bbox="741 1112 1395 1144">f) Adequate sewage treatment facilities are provided; <li data-bbox="741 1160 1749 1192">g) A drainage strategy is approved and implemented before development proceeds; <li data-bbox="741 1208 1957 1284">h) Investigation of potential contamination at the site has been undertaken prior to submission of any planning application; <li data-bbox="741 1300 1753 1332">i) A site-specific Flood Risk Assessment is provided for development of 1ha or more;

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			<ul style="list-style-type: none"> j) Any new building or extension to an existing building is acceptable in terms of visual impact on landscape character; and k) Where appropriate, measures have been taken to assess and manage any heritage assets on the site; and <u>l) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM76	311	SCLP12.40	<p>Policy SCLP12.40: Former airfield Parham</p> <p>The former airfield at Parham as identified on the Policies Map comprises some 5.72 hectares of employment land. 1.67ha of land remains vacant. The site contains lawful uses within Use Classes B1 and B2.</p> <p>Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings provided that:</p> <ul style="list-style-type: none"> a) The use is restricted to activities falling within Use Classes B1 and B2; b) A transport assessment can demonstrate to the satisfaction of the Highway Authority that the scale of the proposed use and type of traffic generated is acceptable in terms of impact on the local road network; c) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; d) A site-specific Flood Risk Assessment is provided for proposals of 1ha or more; e) A drainage strategy is approved and implemented before development proceeds;

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			<ul style="list-style-type: none"> f) Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development; and g) Where appropriate, measures have been taken to assess and manage any heritage assets on the site; <u>and</u> h) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM77	316	SCLP12.42	<p>Policy SCLP12.42: Riverside Industrial Estate, Border Cot Lane, Wickham Market</p> <p>Riverside Industrial Estate comprises 2.04ha of land with permission for a mix of B1 and B2 type uses as shown on the Policies Map.</p> <p>The Council will continue to support proposals for re-development or intensification of B1 and B2 uses within the defined area where it can be demonstrated that schemes are acceptable in terms of impact on the local highway network, and nearby residential uses. Design will also be an issue given the sites location on the edge of the village and the fact that it is surrounded by countryside of attractive and distinctive river valley landscape character.</p> <p>Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings subject to proposals demonstrating:</p> <ul style="list-style-type: none"> a) Investigation of potential contamination on the site prior to the submission of a planning application; b) A site-specific Flood Risk Assessment for proposals of 1ha or more; c) Adequate capacity in the foul sewerage network or that capacity can be made available;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> d) Provision for an archaeological investigation depending on the nature of the groundworks; e) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and f) A transport assessment to assess the impact of the proposal on the local highways network; <u>and</u> g) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM78	322	SCLP12.44	<p>Policy SCLP12.44: Land South of Forge Close between Main Road and Ayden, Benhall</p> <p>1.76ha of land south of Forge Close between Main Road and Ayden, Benhall, as shown on the Policies Map, is identified for the development of approximately 50 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) The development to be served by the existing access to the north of the site from Main Road, and upgrading to the access to the satisfaction of the Highways Authority; b) The design and layout of the development to provide for higher density terraced and semi detached properties in the western part of the site well integrated with the adjacent open space, and including provision of properties that would be suitable for older persons; c) Affordable housing to be provided on site; d) Provision of well integrated public open space to act as a focal point for the development and to make provision for all ages; e) Contribution towards early years provision;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> f) Provision of appropriate landscaping to the south western boundary of the site; g) Enhanced pedestrian permeability and cycle access will be required; h) A site-specific Flood Risk Assessment; i) Surface water disposal to be in accordance with the water management hierarchy; j) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and k) Contribution to enhancement of the local electricity network-; and <u>l) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM79	325	SCLP12.45	<p>Policy SCLP12.45: Land to the South East of Levington Lane, Bucklesham</p> <p>1.4ha of land to the south east of Levington Lane, Bucklesham, as shown on the Policies Map, is identified for the development of approximately 30 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Design and layout to reflect the linear nature of Levington Lane, with semi detached or terraced properties provided on the frontage with Levington Lane; b) Affordable housing to be provided on site; c) Retention of trees and hedgerows along the frontage with Levington Lane where possible; d) Landscaping and boundary treatments appropriate to the rural character of the area surrounding the site to the east and south;

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			<ul style="list-style-type: none"> e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and f) Provision of a footpath to connect the site with the footpaths to the north of the site, and widening of Levington Lane along western boundary of site where necessary; <u>and</u> g) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM80	328	SCLP12.46	<p>Policy SCLP12.46: Land to the South of Station Road, Campsea Ashe</p> <p>0.34ha of land to the south of Station Road, Campsea Ashe, as shown on the Policies Map, is identified for the development of approximately 12 dwellings.</p> <p>Development will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) Design and layout of the development to reflect the site’s location close to Listed Buildings, and the rural character of the location; b) Existing hedgerows and trees to be retained wherever possible; c) Retention of the pond in the eastern part of the site; d) Provision of appropriate boundary treatment to the southern border of the site reflecting the character of the local landscape; e) Provision of affordable housing on site; f) Provision of a biodiversity survey, and appropriate mitigation where required;

Ref	Page	Policy / Paragraph	Main Modification
			<p>g) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and</p> <p>h) Surface water disposal to be in accordance with the water management hierarchy; and</p> <p><u>i) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>
MM81	329	12.499	<p><i>Add text to paragraph 12.499 to read:</i></p> <p>The site is allocated for development of approximately 20 dwellings. The site slopes gently upwards to the east, and is bounded by existing trees and hedgerows on all sides. To integrate with the more rural areas to the north, development proposals should retain these hedgerows and trees. <u>There are records of protected species in the vicinity of the site, and the retention of trees and hedgerows which form the boundary of the site alongside inclusion of permeable features would help to support biodiversity in and around the site.</u></p>
	331	SCLP12.47	<p>Policy SCLP12.47: Land behind 15 St Peters Close, Charsfield</p> <p>0.87 ha of land behind St Peters Close, Charsfield, as shown on the Policies Map, is identified for the development of approximately 20 dwellings.</p> <p>Development will be expected to comply with the following criteria:</p> <p>a) Design, layout and landscaping of the development to be carefully designed to reflect the site's location close to the Grade I St Peter's Church;</p>

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			<ul style="list-style-type: none"> b) Provision of a mix of housing including smaller properties and bungalows and provision of affordable housing on site; c) A contribution towards new early years provision in Wickham Market ward; d) Retention of hedgerows and trees along the boundaries of the site; e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided; and f) Provision of a pedestrian link to the recreation ground to the east; g) <u>An ecological survey will be required, and any necessary mitigation provided; and</u> h) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM82	332	12.512	<p><i>Amend the second sentence of paragraph 12.512 to read:</i></p> <p>Development should resist the planting of horticulture such as Poplar in this landscape to <u>integrate the site with the character of the adjacent Parkland</u> avoid change to the character of its woodland.</p>
	333	12.514	<p><i>Modifications to paragraph 12.514:</i></p> <p>Cockfield Hall Park, identified as an historic park and garden of District wide-significance <u>within the plan area, and Yoxford Conservation Area are</u> is located on the western side of the A12 opposite the southern part of the site. A Landscape and Visual Impact Assessment will need to consider the potential impacts on the park. The layout of the development, focusing higher densities to the north of the site, will also need to be carefully</p>

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			designed to complement the setting of Cockfield Hall Park and the Grade I Listed Cockfield Hall, <u>which are within the Yoxford Conservation Area.</u>
	335	SCLP12.48	<p>Policy SCLP12.48: Land to the South of Darsham Station</p> <p>7.33ha of land to the south of Darsham Station, as shown on the Policies Map, is identified for the development of approximately 120 dwellings and open space.</p> <p>Development will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) Residential use to be contained within the northern half of the site alongside communal open space provision; b) A mix of housing including smaller dwellings and opportunity to explore self-build plots. The development of apartments within landscaped grounds linking towards Darsham Station would be supported; c) Provision of affordable housing on site; d) Provision of open space providing opportunities for all ages; e) Improved pedestrian and cycle connectivity with the station and Yoxford village will be required, including a crossing point to provide links to the existing footway network; f) Vehicle access from the south of the site through the southern half of the site which is to be otherwise retained as agricultural land reflecting the rural setting in proximity to Cockfield Hall Park; g) Design and layout of the development to respond to the Cockfield Hall Park historic park and garden and to be sympathetic to the setting of the Grade I Listed Cockfield Hall <u>and the setting of Yoxford Conservation Area;</u>

Ref	Page	Policy / Paragraph	Main Modification
			<p>h) A site-specific Flood Risk Assessment will be required and any necessary mitigation provided</p> <p>i) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided;</p> <p>j) Provision of a comprehensive Landscape and Visual Impact Assessment will be required, and must inform a scheme of landscape mitigation for the site; and</p> <p>k) Archaeological assessment will be required; and</p> <p><u>l) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p> <p>Development of employment uses falling within Use Class B1 would also be supported as part of a mixed use scheme <u>in the northern half of the site.</u></p>
MM83	336	12.529	<p><i>Amend paragraph 12.529 to read:</i></p> <p>The site is allocated for development of approximately 20 25 dwellings.</p>
	336	12.531	<p><i>Amend paragraph 12.531 to read:</i></p> <p>A number of trees along the southern boundary of the site have Tree Preservation Orders, and should be protected wherever possible. Access to the site could be via the adjoining Millfields development or via The Street provided that trees and hedgerows are retained where possible.</p>

Ref	Page	Policy / Paragraph	Main Modification
	338	SCLP12.49	<p>Policy SCLP12.49: Land North of The Street, Darsham</p> <p>1.11ha of land north of The Street, Darsham, as shown on the Policies Map, is identified for the development of approximately 25 dwellings.</p> <p>Development will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) <u>Provision of a safe and suitable access</u> Access to be provided through the existing Millfields development or via The Street; b) Existing hedgerows and trees on the frontage of The Street to be retained subject to provision of satisfactory access; e) Retention of trees on the southern boundary of the site; d) c) Enhancements to the existing footway along part of southern boundary linking into the site; e) d) A site-specific Flood Risk Assessment; f) e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided; g) f) Affordable housing to be provided on-site; and h) g) An archaeological assessment will be required; and <u>h) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM84	339	12.541	<i>Amend paragraph 12.541 to read:</i>

Ref	Page	Policy / Paragraph	Main Modification
			The site is allocated for development of approximately 350 dwellings.
	342	SCLP12.50	<p>Policy SCLP12.50: Land off Laxfield Road, Dennington</p> <p>2.04ha of land off Laxfield Road, Dennington, as shown on the Policies Map, is identified for the development of approximately 350 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of terraced/semi-detached housing along the Laxfield Road frontage; b) Provision of a mix of housing including dwellings designed to meet the needs of the older population; c) Provision of affordable housing on site; d) Retention of the hedgerow along the Laxfield Road frontage, subject to the provision of suitable visibility splays. If the hedgerow is required to be removed replanting elsewhere on the site will be required; e) Provision of a footpath south to the school and a crossing point to provide links to the existing footway network; f) Provision of 0.7ha of land for school drop-off area and to enable future expansion of the school; g) If required, 0.1ha of land on the site should be reserved for a new early years setting or a contribution made towards a new early years setting off-site; h) Provision of open space on the southern part of the site; i) Suitable planting to the eastern and northern boundaries of the site to provide a ‘soft’ edge to the settlement where it abuts the countryside supplementing that which currently exists;

Ref	Page	Policy / Paragraph	Main Modification																								
			<p>j) Design and layout of the development to be sympathetic to the setting of the Conservation Area and nearby Listed Buildings;</p> <p>k) An archaeological investigation will be required;</p> <p>l) An ecological survey and any appropriate mitigation will be required;</p> <p>m) Provision of a site-specific flood risk assessment and any necessary mitigation;</p> <p>n) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and</p> <p>o) A bat survey to be undertaken and submitted as part of any planning application and if appropriate, inclusion of bat friendly features within the design of the new buildings-; <u>and</u></p> <p><u>p) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>																								
	39	Table 3.3	<table border="1"> <thead> <tr> <th>Location</th> <th>Percentage of new growth identified in this Local Plan¹⁴</th> <th>Approximate Number of units (rounded) (minimum)</th> </tr> </thead> <tbody> <tr> <td>Communities related to the A12</td> <td></td> <td></td> </tr> <tr> <td> <ul style="list-style-type: none"> ■ Saxmundham area¹⁵ ■ Other A12 communities¹⁶ </td> <td>18%</td> <td>800</td> </tr> <tr> <td></td> <td>15%</td> <td>667</td> </tr> <tr> <td>Felixstowe (including the Trimleys)¹⁷</td> <td>38%</td> <td>1,670</td> </tr> <tr> <td>Rural Settlements</td> <td>12%</td> <td>543 528</td> </tr> <tr> <td>Communities surrounding Ipswich</td> <td>11%</td> <td>490</td> </tr> <tr> <td>Framlingham</td> <td>2%</td> <td>100</td> </tr> </tbody> </table>	Location	Percentage of new growth identified in this Local Plan ¹⁴	Approximate Number of units (rounded) (minimum)	Communities related to the A12			<ul style="list-style-type: none"> ■ Saxmundham area¹⁵ ■ Other A12 communities¹⁶ 	18%	800		15%	667	Felixstowe (including the Trimleys) ¹⁷	38%	1,670	Rural Settlements	12%	543 528	Communities surrounding Ipswich	11%	490	Framlingham	2%	100
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MM85	344	12.566	<p><i>Modification to paragraph 12.566:</i></p> <p>The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development, as directed by the Policy. This may help reduce the amount of material transported on and off site during development.</p>						
	346	SCLP12.51	<p>Policy SCLP12.51: Land to the South of Eyke CoE Primary School and East of The Street, Eyke</p> <p>3.47 ha of land to the south of Eyke CoE Primary School and east of The Street, Eyke as shown on the Policies Map, is identified for a residential-led mixed use development incorporating approximately 65 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of a mix of housing including housing designed to meet the needs of older people; b) Affordable housing to be provided on site; c) Provision of 0.4ha of land to accommodate future expansion of the school; d) Provision of land to accommodate expansion of early years setting if needed; 						

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> e) Provision of land to increase the area of car parking and to provide parking / drop-off area for the school if needed by the school; f) Provision of footway improvements and widening of existing car park access; g) Provision of open space providing opportunities for all ages; h) Provision of a site-specific Flood Risk Assessment; i) Provision of open space on the frontage of the site adjacent to The Street, designed to promote community interaction; j) Design and layout of the site to reflect the location of the site within the AONB, including through the provision of landscaping and boundary treatment and appropriate lighting, informed through a Landscape and Visual Impact Assessment; k) A project level Habitats Regulations Assessment will be required; l) Design and layout of the development to be sympathetic to the setting of the nearby Grade II Listed Building; and m) An archaeological assessment will be required; <u>and</u> <u>n) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development.</u>
MM86	347	12.577	<p><i>Modification to paragraph 12.577:</i></p> <p>Vehicle access to the site is expected to be onto Chapel Park Road, and safe pedestrian access will need to be provided, including exploring opportunities to create safe access to Ipswich Road via the recreation ground.</p>

Ref	Page	Policy / Paragraph	Main Modification
	348	12.580	<p><i>Amend paragraph 12.580 to read:</i></p> <p>Consideration should be given to the topography and geology of the site and the surrounding area in terms of surface water drainage. Infiltration is unlikely to be feasible and an off site drainage solution may be required.</p> <p><u>Evidence from the British Geological Survey suggests that the site is likely to be suitable for infiltration of surface water, although this will need to be considered through a Flood Risk Assessment and Drainage Strategy prepared as part of the development management process. There is a 1 in 100 year surface water flood path through the site, which will need to be considered as part of the detailed design of the site. The site is located within a Source Protection Zone (SPZ) which will need to be considered as part of the drainage strategy.</u></p>
	349	SCLP12.52	<p>Policy SCLP12.52: Land to the West of Chapel Road, Grundisburgh</p> <p>3.38ha 5.16 ha of land to the west of Ipswich <u>Chapel</u> Road, Grundisburgh, as shown on the Policies Map, is identified for the development of approximately 70 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of a mix of housing including types designed to meet the needs of older people; b) Affordable housing to be provided on site; c) Provision of public open space for all ages, to act as focal point for development; d) Provision of pedestrian access and footways <u>to support access to services and facilities in the village;</u> e) Design and layout of the development to be sympathetic to the setting of Grundisburgh Hall Park historic park and garden;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> f) A site-specific Flood Risk Assessment; and g) An ecological survey will be required, along with any identified mitigation measures.
MM87	352	SCLP12.53	<p>Policy SCLP12.53: Land South of Ambleside, Main Road, Kelsale cum Carlton</p> <p>1.86ha of land south of Ambleside, Main Road, Kelsale cum Carlton, as shown on the Policies Map, is identified for the development of approximately 30 units although a higher quantum of development may be appropriate subject to design and layout.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of affordable housing on site; b) Provision of a single vehicular access point will be required; c) Provision of a pedestrian crossing facility to link the development with the existing footway network, which may require enhancements; d) A contribution towards new early years provision if needed; e) The need to increase the surface water network capacity in accordance with the water management hierarchy; f) Provision of a site-specific Flood Risk Assessment; g) An archaeological investigation will be required; h) Suitable planting to southern boundary of the site where it abuts open countryside;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> i) A mix of housing types and densities across the site to blend with the mix of densities on the surrounding sites; j) Surface water disposal must be in accordance with the water management hierarchy; k) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and l) The layout should where possible, look to retain some views through to open countryside beyond-; and <u>m) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM88	355	SCLP12.54	<p>Policy SCLP12.54: Land North of the Street, Kettleburgh</p> <p>0.430.75ha of land north of The Street, Kettleburgh, as shown on the Policies Map, is identified for the development of approximately 16 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of terraced and semi-detached homes fronting The Street to follow the line of existing buildings; b) Provision of affordable housing on site; c) Provision of a contribution towards a new early years setting; d) Design, layout and landscaping to respond to the site’s location in the river valley; e) Retention of hedgerows and trees bordering the site, subject to the provision of safe access and egress. Where hedgerow removal is required replanting elsewhere on the site will be required;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> f) Provision of a survey detailing the likely ecological impact on the biodiversity of the site and surrounding area; g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and h) Retention and enhancement of Kettleburgh village sign in order to create a central focal point in the village-; <u>and</u> i) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM89	358	SCLP12.55	<p>Policy SCLP12.55: Land to the rear of 31-37 Bucklesham Road, Kirton</p> <p>0.44ha of land to the rear of 31-37 Bucklesham Road, Kirton, as shown on the Policies Map, is identified for the development of approximately 12 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of a mix of housing, including affordable housing on site; b) Provision of a pedestrian crossing point; c) Contribution to provision of primary school places; d) Retention of trees and hedgerows on boundaries of the site wherever possible; e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided; and f) Surface water disposal to be in accordance with the water management hierarchy-; <u>and</u> g) <u>Confirmation of adequate capacity in the foul sewerage network or action to</u>

Ref	Page	Policy / Paragraph	Main Modification
			<u>upgrade to create the required capacity.</u>
MM90	359	12.627	<p>Delete paragraph 12.627:</p> <p>Development proposals should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Benhall Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.</p>
	361	SCLP12.56	<p>Policy SCLP12.56: Land at School Road, Knodishall</p> <p>0.65ha of land at School Road, Knodishall, as shown on the Policies Map, is identified for the development of approximately 16 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of affordable housing on site; b) Provision of a flood risk assessment and any necessary mitigation; c) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; e) c) c) Retention of the hedgerow along the School Road frontage, subject to the provision of suitable visibility splays. If the hedgerow is required to be removed replanting elsewhere on site will be required; and e) d) d) Provision of a survey detailing the likely impacts on any ecological receptors which may be present on or around the site, with particular regard to the impact on Knodishall Common County Wildlife Site-; and

Ref	Page	Policy / Paragraph	Main Modification
			<u>e) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM91	363	12.642	<p><i>Amend paragraph 12.642 to read:</i></p> <p>Suffolk County Council have provided information relating to library improvements across the District. This site falls within the catchment of Saxmundham Ipswich library which has been identified as a library where improvements are necessary to enhance provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.</p>
MM92	367	12.659	<p><i>Amend paragraph 12.659 to read:</i></p> <p>The built form of the existing agricultural buildings protrudes from the village into the landscape to the east. <u>The layout of the site will need to be considered in relation to the requirements of Policy SCLP11.2 Residential Amenity, acknowledging the potential for continued use of the land to the east for agricultural purposes.</u> Any structures to the east of the site will need to be considered in relation to Policy SCLP11.2 Residential Amenity. The development of the site should enable the continuation of the built form provided by Vine Road and Little Meadows Drive and should maintain the gap in frontage between this part of Otley and the built area to the north.</p>
	368	After 12.661	<i>Insertion of new paragraph after paragraph 12.661:</i>

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>Due to the nature of current and previous agricultural uses on the site, a Contaminated Land Assessment will be required in order to investigate and address this potential issue.</u></p>
	368	12.664	<p><i>Amend paragraph 12.664 to read:</i></p> <p>Transport modelling undertaken as part of the production of the Local Plan indicates that there will be potential capacity issues at the junction of the B1079 and B1078 to the south of Otley based upon growth within the area. Due to its proximity a Transport Assessment <u>Statement</u> will therefore need to consider the impacts of development on that junction.</p>
	369	SCLP12.59	<p>Policy SCLP12.59: Land adjacent to Swiss Farm, Otley</p> <p>1.47ha of land at Chapel Road, Otley, as shown on the Policies Map, is identified for the development of approximately 60 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of housing that would meet the needs of older people; b) Provision of affordable housing on site; c) A site-specific Flood Risk Assessment; d) Provision of open space; e) Provision of pedestrian connectivity with the services to the north of Chapel Road;

Ref	Page	Policy / Paragraph	Main Modification
			<p>f) Provision of a Transport <u>Assessment Statement</u>, in particular to assess impacts on the B1078 / B1079 junction;</p> <p>g) Provision of landscaping to the eastern border of the site to provide an appropriate edge in relation to the open countryside beyond the site; and</p> <p>h) An ecological survey will be required, along with any identified mitigation measures-; <u>and</u></p> <p><u>i) Provision of a Contaminated Land Assessment.</u></p> <p><u>Proposals for the site will need to demonstrate that any continued uses and structures on agricultural land to the east of the site would not cause an unacceptable impact on the living conditions of the future occupiers of the site, and ensure that the new development can be integrated effectively with the neighbouring agricultural use.</u></p>
MM93	372	SCLP12.60	<p>Policy SCLP12.60: Land adjacent to Farthings, Sibton Road, Peasenhall</p> <p>0.41ha of land adjacent to Farthings, Sibton Road, Peasenhall, as shown on the Policies Map, is identified for the development of approximately 14 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of affordable housing on site; b) Provision of landscaping to the north eastern borders of the site to provide a ‘soft’ edge in relation to the rural parkland setting beyond the site; c) Design the built and natural environment to take full account of the heritage significance of the Knoll and the parkland setting of Sibton Abbey;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> d) Provision of pedestrian access and connectivity; e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided; and f) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided; <u>and</u> g) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>
MM94	373-374	12.684	<p><i>Modifications to paragraph 12.684:</i></p> <p>An extensive area of the site will be open space to ensure the nature and scale of development provides a soft gateway to Wickham Market, a visual buffer to development inside Wickham Market parish and the separation of the distinct communities of Pettistree and Wickham Market. <u>The Policy requires a landscape buffer to be at least 10 metres in depth, and in the creation of a ‘soft’ edge to the development it is anticipated that in places this will be greater than 10 metres in order that a uniform appearance does not result.</u> Provision of open space should provide opportunities for people of all ages to be active.</p>
	374	12.691	<p><i>Modifications to paragraph 12.691:</i></p> <p>The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development, <u>as directed by the Policy.</u> This may help reduce the amount of material transported on and off site during development.</p>

Ref	Page	Policy / Paragraph	Main Modification
	376	SCLP12.61	<p>Policy SCLP12.61: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)</p> <p>6.15ha of land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market) is identified for the development of approximately 150 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) A mix of dwelling types including housing to meet the needs of older people and provision of self-build plots on a developed area of approximately 4ha within the site; b) Provision of affordable housing on site; c) Provision of 0.1ha of land for a new early years setting if needed; d) Provision of approximately 2.15ha <u>a landscape buffer of at least 10 metres depth along the southern boundary of the site</u> open space, to create a 'soft' and distinctive gateway to Wickham Market, and provide for all ages; <u>e) Provision of open space to provide for all ages;</u> e) Provision of landscaping and creation of a 'soft' edge to the southern boundary of the development; f) Provision of pedestrian connectivity with footpaths to the north on the B1438; g) Proportionate archaeological assessment will be required; h) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and i) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided;

Ref	Page	Policy / Paragraph	Main Modification
			<p><u>j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity; and</u></p> <p><u>k) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development.</u></p>
MM95	380	SCLP12.62	<p>Policy SCLP12.62: Land West of Garden Square, Rendlesham</p> <p>5.05ha of land west of Garden Square, Rendlesham, as shown on the Policies Map, is identified for a mixed development of approximately 50 dwellings and greenspace provision.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) <u>Ensure that the risk of odour and other amenity impacts from Rendlesham Water Recycling Centre is not detrimental to the living conditions of future occupiers as set out in Policy SCLP11.2. Evidence should be provided to demonstrate that there is no unacceptable impact on the occupiers of the future dwellings, and that the continuous operation of Rendlesham Water Recycling Centre is not affected. This will require the provision of a suitable</u> Meet the minimum distance from the Water Recycling Centre within which new residential development is considered acceptable as advised by Anglian Water; b) Accommodate the sewers that cross the site; e) The development will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available; d) c) The design, layout, mix and type of housing proposed is compatible with the housing and transport objectives set out in the 'made' Rendlesham Neighbourhood Plan;

Ref	Page	Policy / Paragraph	Main Modification
			<p> e) d) Provision of affordable housing; f) e) The remaining greenspace should be used for a mix of informal open space suitable for daily dog walking, allotments or orchards in accordance with Rendlesham Neighbourhood Plan policy RNPP3; g) f) Provision of a substantial landscape buffer to the northern and western boundaries where it abuts open countryside; h) g) A site-specific Flood Risk Assessment is required; i) h) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and j) i) An archaeological assessment will be required; and <u>k) j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> </p> <p>In addition, the air quality impacts of traffic from cumulative development at Melton crossroads and the Air Quality Management Area declared in Woodbridge will need to be investigated in the form of an Air Quality Assessment, together with a mitigation appraisal.</p>
MM96	382	SCLP12.63	<p>Policy SCLP12.63: Land East of Redwald Road, Rendlesham</p> <p>4.3ha of land to the east of Redwald Road, Rendlesham, as shown on the Policies Map, is identified for the development of approximately 50 units.</p> <p>Development will be expected to accord with the following criteria:</p>

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> a) The design, layout, mix and type of housing proposed is compatible with the housing and transport objectives set out in the 'made' Rendlesham Neighbourhood Plan; b) Provision of affordable housing; c) Provision of footways to site frontage along Redwald Road, with a pedestrian crossing point; d) Provision towards meeting identified local need for allotments, orchards and growing spaces; e) Explore the potential to provide a public house or similar licenced venue, on site as part of the development, in line with priorities identified in the Rendlesham Neighbourhood Plan; f) Provision of a biodiversity survey and, if necessary, provide appropriate mitigation; g) A Landscape and Visual Impact Assessment will be required, with regard to impact on the setting of the AONB; h) Trees bordering the B1069 should be retained; i) An archaeological assessment will be required; j) The development will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available; k) Provision of a site-specific Flood Risk Assessment; l) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and m) As required, to increase the capacity of the surface water network in accordance with the water management hierarchy; <u>and</u> <u>n) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>

Ref	Page	Policy / Paragraph	Main Modification
			<p>In addition, the air quality impacts of traffic from cumulative development at Melton crossroads and the Air Quality Management Area declared in Woodbridge will need to be investigated in the form of an Air Quality Assessment, together with a mitigation appraisal.</p>
MM97	385	SCLP12.64	<p>Policy SCLP12.64: Land opposite The Sorrel Horse, The Street, Shottisham</p> <p>0.42 ha of land opposite The Sorrel Horse, The Street, Shottisham, as shown on the Policies Map, is identified for small scale mixed use development for approximately 10 dwellings and a car park to accommodate circa 30 cars.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) The design and layout should be of high quality, responding to the site’s location in an Area of Outstanding Natural Beauty; and preserving and enhancing the character and setting of the Conservation Area, and Listed Buildings; b) Provision of smaller open market housing. A financial contribution will be sought towards affordable housing provision; c) Developers will need to undertake a Landscape Visual Impact Appraisal, and if necessary, provide appropriate mitigation including appropriate lighting; d) Provision of appropriate access arrangements regarding the access point, and securing acceptable access sight lines, including retention of the hedgerow wherever possible; e) In addition to residents parking, provision of an area for a car park to accommodate circa 30 cars. The parking area to be screened to protect residential amenity;

Ref	Page	Policy / Paragraph	Main Modification
			<p>f) Provision of pedestrian connectivity from the residential and car parking areas via Villa Hill;</p> <p>g) A biodiversity survey will be required and, if necessary, appropriate mitigation provided;</p> <p>h) An archaeological assessment will be required; and</p> <p>i) Developers will need to address a significant off-site sewerage requirement to provide foul water connections. Risks posed by septicity of pumped connection will need to be addressed <u>provide connection to a public sewage treatment plant unless it can be demonstrated that it is not feasible or viable</u>. A foul drainage strategy will need to be approved and implemented prior to the development connecting to the sewerage system, <u>if it is deemed viable to do so-; and</u></p> <p><u>j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>
MM98	388	Modification to 12.753	<p><i>Modifications to paragraph 12.753:</i></p> <p>Development proposals at Trimley St Martin should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates treatment capacity limitations at Kirton Felixstowe Water Recycling Centre.</p>
	389	SCLP12.65	<p>Policy SCLP12.65: Land off Howlett Way, Trimley St Martin</p> <p>10.64ha of land at Howlett Way, as shown on the Policies Map, is identified for the development of approximately 360 dwellings with on site open space.</p> <p>Development will be expected to accord with the following criteria:</p>

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> a) Primary vehicular access onto Howlett Way only; b) A site-specific Flood Risk Assessment; c) No vehicular access onto Church Lane; d) Continuation of and links to existing Public Rights of Way Network; e) Retain the existing hedgerows which border the site to maintain character of the area; f) Affordable housing provision to be in line with Policy SCLP5.10; g) A range of housing types and tenures provided in keeping with surrounding area, including provision of self build plots; h) Contribution towards provision of a new primary school; i) Provision of a new early years setting on 0.1ha of land; j) Development to be of a high quality and sympathetic to the character and setting of the listed churches and The Old Rectory; k) Site design and layout to take into account the water mains crossing the site; l) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; m) On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy; n) Archaeological assessment required with particular consideration for the existing pillbox; o) Provision of pedestrian/cycle links; and p) Air Quality assessment required; and <u>g) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>

Ref	Page	Policy / Paragraph	Main Modification
MM99	390	12.758	<p><i>Modifications to Paragraph 12.758:</i></p> <p>The site is allocated for the development of approximately 150 dwellings and a primary school. The site is located on the southern edge of Trimley St Martin adjacent to a recent residential development of 66 dwellings at the former Trimley Mushroom Farm site, <u>and straddles the parish boundary with Trimley St Mary</u>. The site is arable farmland although currently being used as a temporary depot site by Network Rail and is bordered on the west to open countryside with the railway line beyond, and to the east by High Road and existing properties. There are opportunities to integrate new development using linear belts of trees, and replicate local species mixes. There are also opportunities to improve pedestrian/cycle path access to provide access to the AONB to help promote active healthy lifestyles.</p>
	391	12.762	<p><i>Modifications to Paragraph 12.762:</i></p> <p>Landscaping will be required on the boundaries of the site with the countryside, to integrate the site with the rural character of the area to the west <u>and to provide for the aim of avoiding the coalescence of communities to not be compromised</u>. A Landscape Visual Impact Assessment will be required to inform the landscape strategy for the site to minimise impact on the AONB.</p>
	391	12.766	<p><i>Amend paragraph 12.766 to read:</i></p> <p>The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. <u>Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development, as directed by the Policy. This may help reduce the amount of material</u></p>

Ref	Page	Policy / Paragraph	Main Modification
			<p>transported on and off site during development. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources. Planning applications should be supported by evidence considering the suitability for prior extraction having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.</p>
	392	12.768	<p><i>Amend paragraph 12.768 to read:</i></p> <p>Development proposals at Trimley St Martin should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity treatment limitations at Kirton Felixstowe Water Recycling Centre.</p>
	393	SCLP12.66	<p>Policy SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin</p> <p>8.59ha of land adjacent to Reeve Lodge, High Road, Trimley St Martin is identified for the development of approximately 150 dwellings, a primary school and open space.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) A mix of housing should be provided on the site including housing for older people and the provision of self-build plots;

Ref	Page	Policy / Paragraph	Main Modification
			<ul style="list-style-type: none"> b) Provision of affordable housing on site; c) Provision of 2.2ha of land for a primary school including and 0.1ha of land for early years provision; d) Provision of open space for people of all ages; e) Provision of appropriate landscaping and boundary treatments to provide a ‘soft’ western edge to the development and to minimise impacts on the AONB, <u>provision of open space and landscaping so as to prevent the coalescence of the Trimley Villages;</u> f) Provision of a Landscape and Visual Impact Assessment to inform the landscape strategy for the site; g) An ecological survey will be required, and any necessary mitigation provided; h) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided; i) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; j) Provision of pedestrian/cycle links through^{from} the site, including connectivity into the surrounding countryside and AONB; and k) Proportionate archaeological assessment will be required; <u>l) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity; and</u> <u>m) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development.</u>

Ref	Page	Policy / Paragraph	Main Modification
MM100	402	SCLP12.69	<p>Policy SCLP12.69: Land West of the B1125, Westleton</p> <p>0.73ha of land to the west of the B1125, Westleton, as shown on the Policies Map, is identified for the development of approximately 20 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Development of a mix of dwellings to include dwellings to meet the needs of older people; b) Design and layout to be sympathetic to the setting of Westleton Conservation Area, the single storey context of the adjacent built environment and Westleton Common County Wildlife Site on the opposite side of the B1125; c) Provision of affordable housing on site; d) Provision of landscaping to provide a ‘soft’ edge to development on the southern and western boundaries; e) <u>An ecological assessment, including assessment of impacts on Westleton Common County Wildlife Site must accompany any planning application. Alongside any mitigation measures required, d</u>Development should provide for biodiversity enhancements, in line with the characteristics of Westleton Common County Wildlife Site; f) A project level Habitats Regulations Assessment will be required; g) Provision of pedestrian connection to existing footpaths to the village; h) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and i) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided; <u>and</u>

Ref	Page	Policy / Paragraph	Main Modification
			<p>j) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>
MM101	405	SCLP12.70	<p>Policy SCLP12.70: Land at Cherry Lee, Darsham Road, Westleton</p> <p>1.21ha of land at Cherry Lee, Darsham Road, as shown on the Policies Map, is identified for the development of approximately 15 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of affordable housing on site; b) Retention, <u>and where necessary provision,</u> of the landscaped boundary features <u>to create ‘soft’ edges to the boundaries of the site,</u> except where removal is required for safe access and egress; c) Enhancements to pedestrian connectivity southwards along Darsham Road and bridleway works; d) Design and layout to be sympathetic to the rural countryside setting; e) Retention and enhancement of public right of way at the western site boundary; f) A project level Habitats Regulations Assessment will be required; g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and h) Provision of landscaping to create ‘soft’ edges to the boundaries of the site. h) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>

Ref	Page	Policy / Paragraph	Main Modification
MM102	409	12.831	<p><i>Amend paragraph 12.831 to read:</i></p> <p>This site of 0.7ha comprises a largely disused farm complex on the edge of Witnesham (Bridge). <u>Given the exclusion of agricultural buildings on land to the south, the layout of the development will need to give consideration to the amenity of future occupiers under Policy SCLP11.2.</u> The farmhouse, a Listed Building, is still occupied. Land south of Hall Road and The Street which includes this site, lies within the River Fynn Valley – a landscape of attractive and distinctive character. Suffolk County Council Archaeology notes that due to the site’s location on the south bank of the River Fynn, an archaeological investigation will be required. A small section of the site along its northern boundary where it borders the River Fynn is within Flood Zone 3. Any development within Flood Zone 3 is to be avoided having the highest potential risk from flooding. The Environment Agency have confirmed that a flood risk assessment will be required as part of any planning application. Anglian Water have confirmed they have no objection to the allocation of this site. Existing access to the site is narrow and directly onto a bend in the road (B1077). Use of the existing access may need to be re-assessed or may otherwise act as a limit to numbers of new dwellings it can serve.</p>
	411	SCLP12.72	<p>Policy SCLP12.72: Land at Street Farm, Witnesham (Bridge)</p> <p>0.7ha of land at Street Farm, Witnesham, as shown on the Policies Map, is identified for the development of approximately 20 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) A site-specific Flood Risk Assessment;

Ref	Page	Policy / Paragraph	Main Modification
			<p>b) Impact on the listed farmhouse;</p> <p>c) An archaeological investigation will be required;</p> <p>d) Flood risk assessment will be required;</p> <p>e) d) Provision of affordable housing on site;</p> <p>f) e) Provision of footway / pedestrian enhancements;</p> <p>g) f) Design and layout to be sympathetic to the sensitive river valley landscape character, and to have regard to former farmyard use;</p> <p>h) g) Where possible retention of existing trees along the boundaries to the site;</p> <p>i) h) Any development within the area identified as Flood Zone 3 should be avoided to ensure no other impediments to flows are introduced that could increase the risk of flooding downstream; and</p> <p>j) i) Provision of an ecological assessment in relation to potential impact on the River Fynn, and opportunities should be explored which would improve and enhance the riverside environment in this location under the Water Framework Directive; and</p> <p>j) Provision of a Contaminated Land Assessment.</p> <p><u>Proposals for the site will need to demonstrate that any continued uses and structures on agricultural land to the south of the site would not cause an unacceptable impact on the living conditions of future occupiers of the site, and ensure that the new development can be integrated effectively with the neighbouring agricultural use.</u></p>
MM103	414	Appendix A – Policy Delivery Framework	<p><i>Modification to row related to SCLP2.1:</i></p> <p>Additional text in the ‘Risks’ column: <u>‘Any ISPA authority declaring that they are unable to meet their minimum housing need’</u></p>

Ref	Page	Policy / Paragraph	Main Modification
			Additional text in the 'Mitigation/contingencies column': <u>'Following a comprehensive re-assessment of deliverability, ISPA Board to collectively consider how unmet need can be met across the ISPA. Depending on the scale of any unmet need, this may act as a trigger for a review of the Local Plan.'</u>
	414	Appendix A – Policy Delivery Framework	<i>Modifications to row related to SCLP2.2:</i> Add <u>'ISPA strategy to deliver highways mitigation'</u> into Implementation Mechanism column, add <u>'ISPA authorities'</u> to Responsible Organisations column and add <u>'Monitoring and review of ISPA strategy to deliver highways mitigation through ISPA Board'</u> to the Mitigation / contingencies column.
	419	Appendix A – Policy Delivery Framework	<i>Modifications to row related to SCLP5.17 and column related to Implementation Mechanism:</i> Determination of Planning Applications. <u>Identification of ways in which the unauthorised nature of developments can be addressed.</u>
MM104	443-453	Appendix B - Infrastructure Delivery Framework (Transport)	<i>Modifications as set out in Infrastructure Delivery Framework at the end of this document – Appendix B - Infrastructure Delivery Framework Modifications (see end of this schedule)</i>
	453-457	Appendix B - Infrastructure Delivery	<i>Modifications as set out in Infrastructure Delivery Framework at the end of this document – Appendix B - Infrastructure Delivery Framework Modifications (see end of this schedule)</i>

Ref	Page	Policy / Paragraph	Main Modification								
		Framework (Utilities)									
461		Appendix B – Infrastructure Delivery Framework (Early Years)	<p><i>Amend Appendix B in relation to the fourth (Approximate Cost), sixth (Potential Funding Amount) and seventh (Required Developer Contribution) columns for ‘Additional Early Education Capacity in Framlingham Ward’:</i></p> <table border="1"> <tr> <td>Additional Early Education Capacity in Framlingham Ward (SCLP12.1, SCLP12.50, SCLP12.54)</td> <td>Essential</td> <td>Suffolk County Council</td> <td>£163,476 <u>£152,721</u></td> <td>Developers</td> <td>£163,476 <u>£152,721</u></td> <td>£163,476 <u>£152,721</u></td> </tr> </table>	Additional Early Education Capacity in Framlingham Ward (SCLP12.1, SCLP12.50, SCLP12.54)	Essential	Suffolk County Council	£163,476 <u>£152,721</u>	Developers	£163,476 <u>£152,721</u>	£163,476 <u>£152,721</u>	
Additional Early Education Capacity in Framlingham Ward (SCLP12.1, SCLP12.50, SCLP12.54)	Essential	Suffolk County Council	£163,476 <u>£152,721</u>	Developers	£163,476 <u>£152,721</u>	£163,476 <u>£152,721</u>					
464		Appendix B – Infrastructure Delivery Framework (Early Years)	<p><i>Amend totals in Appendix B in relation to the fourth (Approximate Cost), sixth (Potential Funding Amount) and seventh (Required Developer Contribution) columns:</i></p> <table border="1"> <tr> <td>Total</td> <td></td> <td></td> <td>£12,254,811 <u>£12,244,056</u></td> <td></td> <td>£6,680,361 <u>£6,669,606</u></td> <td>£6,680,361 <u>£6,669,606</u></td> </tr> </table>	Total			£12,254,811 <u>£12,244,056</u>		£6,680,361 <u>£6,669,606</u>	£6,680,361 <u>£6,669,606</u>	
Total			£12,254,811 <u>£12,244,056</u>		£6,680,361 <u>£6,669,606</u>	£6,680,361 <u>£6,669,606</u>					
467		Appendix B – Infrastructure Delivery Framework (Primary Education)	<p><i>Amend Appendix B in relation to the fifth (Approximate Cost), seventh (Potential Funding Amount) and eight (Required Developer Contribution) columns for ‘Capacity for additional pupils at Dennington CEVCP School’:</i></p> <table border="1"> <tr> <td>Capacity for additional pupils at</td> <td>Land off Laxfield Road, Dennington</td> <td>Essential</td> <td>Suffolk County Council</td> <td>£181,077 <u>£139,290</u></td> <td>Developers</td> <td>£181,077 <u>£139,290</u></td> <td>£181,077 <u>£139,290</u></td> </tr> </table>	Capacity for additional pupils at	Land off Laxfield Road, Dennington	Essential	Suffolk County Council	£181,077 <u>£139,290</u>	Developers	£181,077 <u>£139,290</u>	£181,077 <u>£139,290</u>
Capacity for additional pupils at	Land off Laxfield Road, Dennington	Essential	Suffolk County Council	£181,077 <u>£139,290</u>	Developers	£181,077 <u>£139,290</u>	£181,077 <u>£139,290</u>				

Ref	Page	Policy / Paragraph	Main Modification						
			Dennington CEVCP School (SCLP12.50)						
470		Appendix B – Infrastructure Delivery Framework (Primary Education)	Amend totals in Appendix B in relation to the fifth (Approximate Cost), seventh (Potential Funding Amount) and eight (Required Developer Contribution) columns:						
			Total			£28,556,702		£19,199,782 –	£19,368,982
						-		£19,277,152	-
						£28,634,072			£19,446,352
						£28,514,915		£19,327,195 -	£19,327,195
						-		£19,404,565	-
						£28,592,285			£19,404,565
471		Appendix B – Infrastructure Delivery Framework (Secondary Education)	Amend Appendix B in relation to the fourth (Approximate Cost), sixth (Potential Funding Amount) and seventh (Required Developer Contribution) columns for ‘Expansion of Thomas Mills High School, Framlingham’:						
			Expansion of Thomas Mills High School, Framlingham	Essential	Suffolk County Council	£1,999,968	Developers	£1,999,968	£1,999,968
						£1,937,469		£1,937,469	£1,937,469
472		Appendix B – Infrastructure Delivery Framework	Amend totals in Appendix B in relation to the fourth (Approximate Cost), sixth (Potential Funding Amount) and seventh (Required Developer Contribution) columns:						
			Total			£20,470,958		£20,470,958	£20,470,958
						£20,588,459		£20,588,459	£20,588,459

Ref	Page	Policy / Paragraph	Main Modification																		
		(Secondary Education)																			
473		Appendix B – Infrastructure Delivery Framework (Health)	<p><i>Amend Appendix B in relation to the seventh (Required Developer Contribution) and eighth (Potential Remaining Funding Gap) columns for ‘Additional floorspace and enhancements at Framlingham Surgery’:</i></p> <table border="1"> <tr> <td>Additional floorspace and enhancements at Framlingham Surgery</td> <td>Essential</td> <td>Ipswich and East Suffolk CCG</td> <td>£300,000</td> <td>Developers</td> <td>Unknown</td> <td>£20,700</td> <td>CIL</td> <td>£279,300</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>£16,100</td> <td></td> <td>£283,900</td> </tr> </table>	Additional floorspace and enhancements at Framlingham Surgery	Essential	Ipswich and East Suffolk CCG	£300,000	Developers	Unknown	£20,700	CIL	£279,300							£16,100		£283,900
Additional floorspace and enhancements at Framlingham Surgery	Essential	Ipswich and East Suffolk CCG	£300,000	Developers	Unknown	£20,700	CIL	£279,300													
						£16,100		£283,900													
474		Appendix B – Infrastructure Delivery Framework (Health)	<p><i>Amend totals in Appendix B in relation to the seventh (Required Developer Contribution) and eighth (Potential Remaining Funding Gap) columns:</i></p> <table border="1"> <tr> <td>Total</td> <td></td> <td></td> <td>£1,794,600</td> <td></td> <td>Unknown</td> <td>£1,635,200</td> <td></td> <td>£1,235,400</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>£1,630,600</td> <td></td> <td>£1,240,000</td> </tr> </table>	Total			£1,794,600		Unknown	£1,635,200		£1,235,400							£1,630,600		£1,240,000
Total			£1,794,600		Unknown	£1,635,200		£1,235,400													
						£1,630,600		£1,240,000													
475		Appendix B – Infrastructure Delivery Framework (Libraries)	<p><i>Amend Appendix B in relation to the fourth (Approximate Cost) and sixth (Potential Funding Amount) columns for ‘Improvements at Framlingham Library’:</i></p> <table border="1"> <tr> <td>Improvements at Framlingham library</td> <td>Desirable</td> <td>Suffolk County Council</td> <td></td> <td>£182,088</td> <td>Developers</td> <td>£182,088</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>£178,848</td> <td></td> <td>£178,848</td> </tr> </table>	Improvements at Framlingham library	Desirable	Suffolk County Council		£182,088	Developers	£182,088					£178,848		£178,848				
Improvements at Framlingham library	Desirable	Suffolk County Council		£182,088	Developers	£182,088															
				£178,848		£178,848															
476		Appendix B – Infrastructure	<p><i>Amend totals in Appendix B in relation to the fourth (Approximate Cost) and sixth (Potential Funding Amount) columns:</i></p>																		

Ref	Page	Policy / Paragraph	Main Modification												
		Delivery Framework (Libraries)	<table border="1"> <tr> <td>Total</td> <td></td> <td></td> <td><u>£2,326,752</u></td> <td></td> <td><u>£2,326,752</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td><u>£2,323,512</u></td> <td></td> <td><u>£2,323,512</u></td> </tr> </table>	Total			<u>£2,326,752</u>		<u>£2,326,752</u>				<u>£2,323,512</u>		<u>£2,323,512</u>
Total			<u>£2,326,752</u>		<u>£2,326,752</u>										
			<u>£2,323,512</u>		<u>£2,323,512</u>										
MM105	482	Appendix C - Monitoring Framework – ref to SCLP2.1	<p><i>Amend the monitoring framework in relation to the second column (Targets) for SCLP2.1 to read:</i></p> <p>Delivery of at least 10,476<u>9,756</u> dwellings in Suffolk Coastal District</p>												
	482	Appendix C - Monitoring Framework – ref to policy SCLP3.1	<p><i>Amend the monitoring framework in relation to the second column (Targets) for SCLP3.1 to read:</i></p> <p>Delivery of at least 10,476<u>9,756</u> dwellings over the plan period (at least 582<u>542</u> per annum)</p>												
	484	Appendix C - Monitoring Framework – ref to policies SCLP5.1- SCLP5.6 and SCLP5.16	<p><i>Amend the monitoring framework in relation to the second column for SCLP5.1 to SCLP5.6 and SCLP5.16 to read:</i></p> <p>Completion of at least 582<u>542</u> dwellings per annum.</p>												

Ref	Page	Policy / Paragraph	Main Modification									
	491	Appendix C - Monitoring Framework – ref to policy SCLP12.50	<p><i>Amend the monitoring framework in relation to the second column for SCLP12.50 to read:</i></p> <p>Completion of 50 <u>35</u> dwellings over the plan period</p>									
	492	Appendix C – Monitoring Framework - ref to policy SCLP12.67	<p><i>Amend the monitoring framework in relation to the second column for SCLP12.67 to read:</i></p> <p>Completion of 35 <u>25</u> dwellings over plan period</p>									
	492	Appendix C – Monitoring Framework - ref to policy SCLP12.69	<p><i>Amend the monitoring framework in relation to the second column for SCLP12.69 to read:</i></p> <p>Completion of 35 <u>20</u> dwellings over plan period</p>									
MM106	494	Appendix D – Housing Trajectory	<p><i>Amend trajectory to:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">SCLP12.50 Land off Laxfield Road, Dennington</td> <td style="width: 5%; text-align: center;">50 <u>35</u></td> <td style="width: 5%; background-color: #d4edda;"></td> <td style="width: 5%; text-align: center;">10</td> <td style="width: 5%; text-align: center;">20 <u>15</u></td> <td style="width: 5%; text-align: center;">20 <u>10</u></td> </tr> </table>	SCLP12.50 Land off Laxfield Road, Dennington	50 <u>35</u>					10	20 <u>15</u>	20 <u>10</u>
SCLP12.50 Land off Laxfield Road, Dennington	50 <u>35</u>					10	20 <u>15</u>	20 <u>10</u>				

Ref	Page	Policy / Paragraph	Main Modification
	496	Appendix D - Housing Trajectory (See updated trajectory below)	<p><i>Modifications as set out in the Trajectory at the end of this document - Appendix D - Housing Trajectory (see end of this schedule)</i></p>
MM107	518 & 522	Appendix I – Glossary and Acronyms	<p><i>Modification to include additional terms in the glossary:</i></p> <p>Modal shift <u>The change in the mode of transport from car trips, in particular single occupancy car trips, to sustainable modes for example walking, cycling, car sharing and use of public transport.</u></p> <p>Smarter Choices <u>Active engagement with businesses and individuals to influence people's travel behaviour towards more sustainable options, such as walking, cycling, travelling by public transport and car sharing, delivering modal shift.</u></p>
	519	Appendix I – Glossary and Acronyms	<p><i>Modification to Open Space:</i></p> <p>Open Space A range of different sites and areas, including wildlife areas, natural greenspace, parks and gardens, amenity</p>

Ref	Page	Policy / Paragraph	Main Modification
			greenspace, play space, allotments, <u>community growing spaces</u> , cemeteries and churchyards and green corridors.
MM108	526	Appendix J – Schedule of Policies to be Superseded	<p><i>Add in after AP212:</i></p> <p><u>AP216 Ipswich Fringe: Martlesham Heath Industrial Estate</u></p> <p><u>AP236 Woodbridge/Melton Restraint</u></p> <p><u>AP237 Melton: Protection of Trees and Character</u></p>

Appendix B - Infrastructure Delivery Framework Modifications

See table of main modifications above for further details of modification

Main Modification 104 (Transport - Page 443 to 453)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Improvements to Felixstowe branch rail line including - double tracking, a rail line loop near Trimley and improvements to level crossings and signalling.	Essential	Network Rail	£60,400,000	Network Rail	£60,400,000	£0	None	N/A	N/A	April 2018 – Autumn 2019
A12 – Four villages improvements	Essential	EDF, Suffolk County Council	£88,000,000 - £133,000,000	EDF, Suffolk County Council, Central Government	£88,000,000 - £133,000,000	Unknown	CIL	Unknown	Unknown	Medium – Long term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
The Upper Orwell Crossings	Essential	Suffolk County Council	£121.5m – £139.8m	Suffolk County Council, Central Government, Developers, other external funding sources	£77.5m DfT Up to £19.1m SCC	Unknown	Unknown	£24.9-£43.2m	Unknown	Medium term
Continuation of Shared Space Scheme at Felixstowe Town Centre	Desirable	Felixstowe Town Council, Suffolk Coastal District Council, Suffolk County Council	Unknown	Felixstowe Town Council, Suffolk Coastal District Council, Suffolk County Council	Unknown	Unknown	S278/S106/CIL	Unknown	Unknown	Over entire plan period
Sustainable transport, traffic management and cycle route improvements at Felixstowe	Essential	Suffolk County Council	Unknown	Suffolk County Council, Developers, Suffolk Coastal District Council,	Unknown	Unknown	S106/CIL	Unknown	Unknown	Over entire plan period

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
				Felixstowe Town Council						
Measures to improve capacity at Garrison Lane / High Road junction	Essential	Suffolk County Council	£250,000 - £300,000	Developers	Unknown	Unknown	S278/S106/CIL	Unknown	Unknown	Over entire plan period
Measures to improve capacity at Garrison Lane / Mill Lane junction	Essential	Suffolk County Council	£250,000 - £300,000	Developers	Unknown	Unknown	S278/S106/CIL	Unknown	Unknown	Over entire plan period
Improvements to A14, junction 55 (Copdock)	Essential	Suffolk County Council, Highways England	£65,000,000 - £100,000,000	Developers, Highways England, Central Government	Unknown £9,750,000 <u>0 - £15,000,000</u>	Unknown	CIL	Unknown	Highways England, Central Government, <u>other ISPA authorities</u>	<u>Over entire plan period. Local (Suffolk Coastal) contribution derived from traffic modelling of proportion of trips derived from</u>

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
										<u>Suffolk Coastal Local Plan growth</u> . Over entire plan period.
Improvements to A14, junction 56 (Wherstead)	Essential	Suffolk County Council, Highways England	£5,000,000 – £10,000,000 <u>TBC</u>	Developers, Highways England, Central Government	Unknown	<u>Contribution unknown – potential contribution from development proposal in Babergh District to be funded via s278</u> <u>Unknown</u>	<u>£s278/CIL</u>	Unknown	<u>Developer contributions from ISPA authorities, Highways England (RIS or Minor Works Fund), Central Government</u>	Over entire plan period.
Improvements to A14, junction 57 (Nacton)	Essential	Suffolk County Council, Highways England	£5,000,000 - £10,000,000	Developers, Highways England, Central Government	<u>£1,075,000 - £2,150,000</u> <u>Unknown</u>	<u>Unknown DfT Minor Works Fund</u>	CIL	Unknown	Highways England, Central Government	Over entire plan period, <u>Local (Suffolk Coastal) contribution derived from traffic</u>

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
										<u>modelling of proportion of trips derived from Suffolk Coastal Local Plan.</u>
Improvements to A14, junction 58 (Seven Hills)	Essential	Suffolk County Council, Highways England	£5,000,000	Developers, Highways England, Central Government	Unknown (<u>if under s278</u>)	Unknown <u>100%</u>	CIL/ <u>s278/s106</u>	Unknown	Highways England, Central Government, <u>other ISPA authorities</u>	Over entire plan period. <u>Contributions expected from sites SCLP12.19 and SCLP12.20.</u>
Sustainable transport measures in Ipswich, <u>including Smarter Choices, Quality Bus</u>	Essential	Suffolk County Council	Unknown <u>£7,300,000 - £8,400,000</u>	Suffolk County Council, Developers, <u>ISPA Authorities</u> Suffolk Coastal District	Unknown <u>£2,100,000 - £2,400,000</u>	Unknown <u>£2,100,000 - £2,400,000</u>	S106/CIL	Unknown <u>£5,200,000-£6,000,000</u>	<u>Developer contributions from ISPA authorities</u> Unknown	Over entire plan period (<u>figures to 2026</u>)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
<u>Partnership and other measures</u>				Council, Ipswich Borough Council						
<u>Infrastructure improvements to support sustainable transport measures and junction improvements</u>	<u>Essential</u>	<u>Suffolk County Council</u>	<u>£16,000,000 - £20,000,000 (up to 2026)</u>	<u>Developers, Suffolk County Council, ISPA authorities</u>	<u>£4,500,000 - £5,600,000</u>	<u>£4,500,000 - £5,600,000</u>	<u>S106/CIL</u>	<u>£11,500,000 - £14,400,000</u>	<u>Developer contributions from ISPA authorities</u>	<u>Over entire plan period (figures to 2026)</u>
Measures to increase capacity on Foxhall Road (<u>from A12 to Heath Road</u>)	Essential	Suffolk County Council	£200,000 - £250,000	Developers	Unknown <u>Full</u>	Unknown <u>Full</u>	CIL s106	Unknown	Unknown	Over entire plan period. <u>Note: there is a requirement for permitted site SCLP12.19 to deliver these improvements.</u>

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Measures to increase capacity on A1214	Essential	Suffolk County Council	£1,000,000 <u>£4,000,000</u>	Developers	Unknown, <u>Proportion from East Suffolk TBC</u>	Unknown	CIL	Unknown	Unknown <u>Developer contributions from ISPA Authorities</u>	Over entire plan period.
Measures to improve capacity at Melton crossroads	Essential	Suffolk County Council	£250,000 - £300,000	Developers	Unknown <u>£250,000 - £300,000</u>	Unknown <u>£250,000 - £300,000</u>	CIL <u>S106/S278</u>	Unknown	Unknown	Over entire plan period
Measures to improve capacity at A12/B1079 junction	Essential	Suffolk County Council	£300,000 - £350,000	Developers	Unknown	Unknown	CIL	Unknown <u>Central Government Funding, NSIPs</u>	Unknown	Over entire plan period
Access improvements to rail stations and enhancement of	Desirable	Greater Anglia	Unknown	Greater Anglia, Developer	Unknown	Unknown	CIL	Unknown	Unknown	Over entire plan period

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
ancillary rail station facilities										
Access, cycle and footway improvements for North Felixstowe Garden Neighbourhood (SCLP12.3)	Critical	Developer	Unknown	Developer	N/A	Unknown	S278/S106/CIL	Unknown	Unknown	Short – Medium term During plan period (with development of site)
Access and connectivity improvements at Land north of Conway Close and Swallow Close, Felixstowe (SCLP12.4)	Essential/Critical	Developer	£50,000 - £150,000	Developer	N/A	£50,000 - £150,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Pedestrian and cycle enhancements at Land at	Essential	Developer	£75,000	Developer	N/A	£75,000	S278/S106	Unknown	Unknown	Short – Medium term (with

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Brackenbury Sports Centre, Felixstowe (SCLP12.5)										development of site)
Footway improvements at Land at Sea Road (SCLP12.6)	Essential	Developer	£25,000	Developer	N/A	£25,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access improvements at Bridge Road, Felixstowe (SCLP12.8)	Essential/Critical	Developer	£50,000	Developer	N/A	£50,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Junction Improvements at Land at Carr Road/Langer Road, Felixstowe (SCLP12.9)	Essential/Critical	Developer	£100,000 - £150,000	Developer	N/A	£100,000 - £150,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Sustainable pedestrian and cycle connectivity at	Essential	Developer	£50,000	Developer	N/A	£50,000	S278/S106	Unknown	Unknown	Short – Medium term (with

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Land at Haven Exchange (SCLP12.10)										development of site)
Significant access improvements and improvements to the wider Land at Felixstowe Road (SCLP12.20)	Critical	Developer	£350,000 - £500,000	Developer, Suffolk County Council, Highways England	Unknown	£350,000 - £500,000	S278/S106	Unknown	New Anglia LEP	Short – Medium term (with development of site)
Footway improvements at Ransomes, Nacton Heath (SCLP12.21)	Essential	Developer	£100,000	Developer	N/A	£100,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access improvements along with pedestrian and cycle connectivity at Land north east of Humber Doucy Lane (SCLP12.24)	Critical	Developer	Unknown	Developer	Unknown	Unknown	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Access, junction, cycle and footway improvements at Suffolk Police HQ, Portal Avenue, Martlesham (SCLP12.25)	Essential/Critical	Developer	£500,000	Developer	N/A	£500,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access and junction improvements at Land rear of Rose Hill, Saxmundham Road, Aldeburgh (SCLP12.27)	Essential/Critical	Developer	£25,000 - £45,000 (footway works)	Developer	N/A	£25,000 - £45,000 (footway works)	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access, sustainable transport, cycle and footway improvements for South Saxmundham Garden Neighbourhood (SCLP12.29)	Critical	Developer	Unknown	Developer	N/A	Unknown	S278/S106/CIL	Unknown	Unknown	Short – Medium term During plan period (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Access improvements along with maximisation of cycle and pedestrian connectivity at Land north-east of Street Farm, Saxmundham (SCLP12.30)	Essential/Critical	Developer	Unknown	Developer	N/A	Unknown	S278/S106	Unknown	Unknown	Short – Medium term During plan period (with development of site)
Measures to improve capacity at B1121/Chantry Road junction, Saxmundham	Essential	Developer	Unknown	Developer	Unknown	Unknown	S278/S106	Unknown	Unknown	Over entire plan period
Access and junction improvements at Land at Woodbridge Town Football Club (SCLP12.33)	Essential/Critical	Developer	£200,000	Developer	N/A	£200,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Significant access and footway improvements and	Critical	Developer	Unknown	Developer, Suffolk County Council,	Unknown	Unknown	S278/S106	Unknown	New Anglia LEP	Short – Medium term (with

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
improvements to the wider network at Land at Innocence Farm (SCLP12.35)				Highways England						development of site)
Footway improvements at Land to the East of Aldeburgh Road, Aldringham (SCLP12.43)	Essential	Developer	£10,000	Developer	N/A	£10,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Cycle and footway improvements at Land south of Forge Close between Main Road and Ayden, Benhall (SCLP12.44)	Essential	Developer	£50,000 - £70,000	Developer	N/A	£50,000 - £70,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land to the South East of Levington	Essential	Developer	£40,000 - £100,000	Developer	N/A	£40,000 - £100,000	S278/S106	Unknown	Unknown	Short – Medium term (with

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Lane, Bucklesham (SCLP12.45)										development of site)
Cycle and footway improvements at Land to the south of Darsham Station (SCLP12.48)	Essential	Developer	£125,000	Developer	N/A	£125,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land off Laxfield Road, Dennington (SCLP12.50)	Essential	Developer	£15,000 - £25,000	Developer	N/A	£15,000 - £25,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access and footway improvements at Land west of Chapel Road, Grundisburgh (SCLP12.52)	Essential/Critical	Developer	£150,000	Developer	N/A	£150,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access and pedestrian connectivity improvements at Land south of	Essential/Critical	Developer	£15,000 (pedestrian connectivity)	Developer	N/A	£15,000 (pedestrian connectivity)	S278/S106	Unknown	Unknown	Short – Medium term (with

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Ambleside, Main Road, Kelsale cum Carlton (SCLP12.53)										development of site)
Junction and footway improvements at Land at School Road, Knodishall (SCLP12.56)	Essential/Critical	Developer	£30,000	Developer	N/A	£30,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land north of Mill Close, Orford (SCLP12.58)	Essential	Developer	£5,000 - £10,000	Developer	N/A	£5,000 - £10,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Rights of Way and access improvements at Land adjacent to Swiss Farm, Otley (SCLP12.59)	Essential/ Critical	Developer	£30,000	Developer	N/A	£30,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Footway improvements at Land adjacent to Farthings Sibton Road, Peasenhall (SCLP12.60)	Essential	Developer	£30,000	Developer	N/A	£30,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land between High Street and Chapel Lane, Pettistree (SCLP12.61)	Essential	Developer	£95,000 - £115,000	Developer	N/A	£95,000 - £115,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Pedestrian connectivity improvements at Land east of Redwald Road, Rendlesham (SCLP12.63)	Essential	Developer	£100,000	Developer	N/A	£100,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access and pedestrian improvements at Land opposite The Sorrel Horse, The	Essential/Critical	Developer	£50,000	Developer	N/A	£50,000	S278/S106	Unknown	Unknown	Short – Medium term (with

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Street, Shottisham (SCLP12.64)										development of site)
Access, footway and cycle connectivity improvements at Land off Howlett Way, Trimley St Martin (SCLP12.65)	Essential/Critical	Developer	£200,000 - £300,000	Developer	N/A	£200,000 - £300,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access, footway and Public Rights of Way improvements at Land off Keightley Way, Tuddenham (SCLP12.67)	Essential/Critical	Developer	£100,000	Developer	N/A	£100,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land south of Lower Road, Westerfield (SCLP12.68)	Essential	Developer	£115,000	Developer	N/A	£115,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Footway improvements at Land west of B1125, Westleton (SCLP12.69)	Essential	Developer	£25,000 - £45,000	Developer	N/A	£25,000 - £45,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land at Cherry Lee, Darsham Road, Westleton (SCLP12.70)	Essential	Developer	£30,000	Developer	N/A	£30,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access and footway improvements at Land at Mow Hill, Witnesham (SCLP12.71)	Essential/Critical	Developer	£20,000 - £40,000	Developer	N/A	£20,000 - £40,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land at Street Farm, Witnesham (SCLP12.72)	Essential	Developer	£20,000	Developer	N/A	£20,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Total			£254,730,000 - £345,655,000 7		£166,075,000 0,000 - £219,125,000 0,000	£9,630,000 780,000 - £11,655,000 355,000		£16,700,000 2,250,000 - £20,400,000 27,500,000		

Appendix B - Infrastructure Delivery Framework Modifications

See table of main modifications above for further details of modification

Main Modification 104 (Utilities - Page 453 to 457)

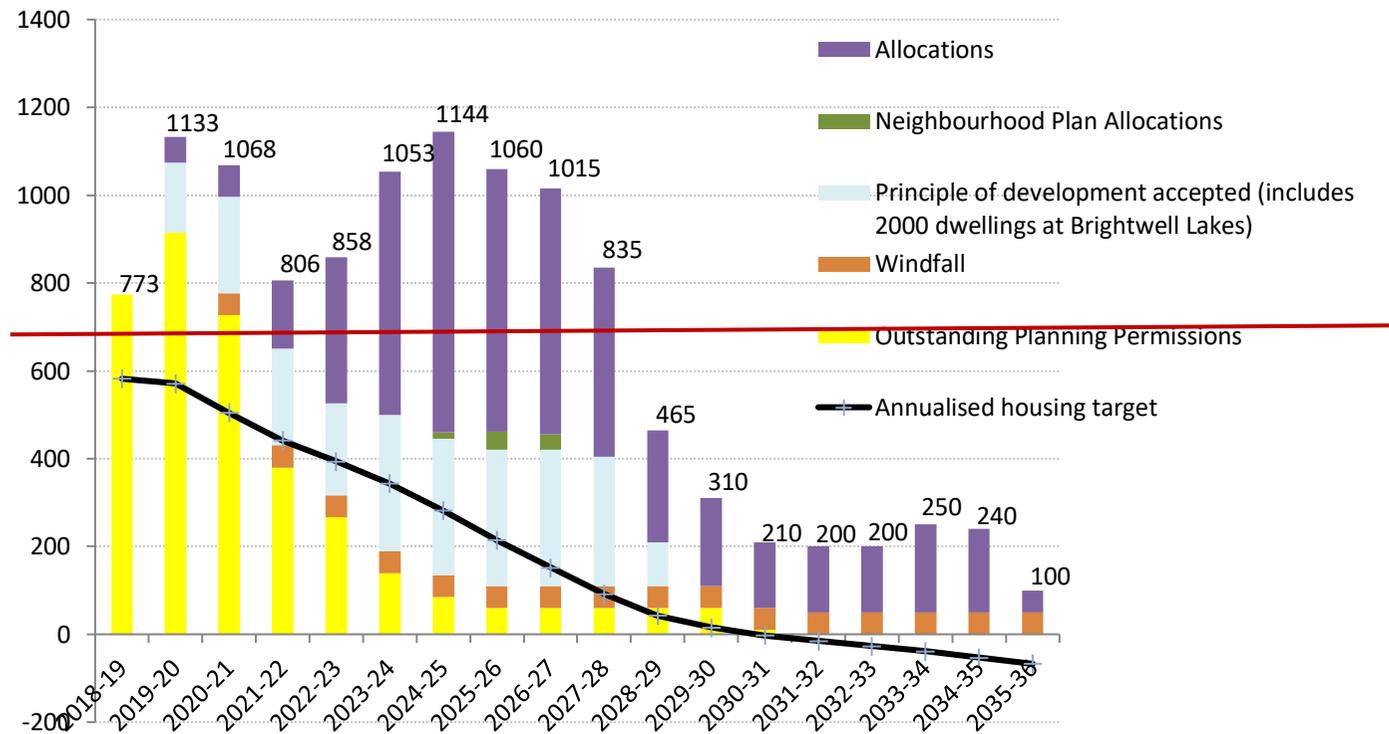
Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
<u>Potential treatment improvements at Kirton water recycling centre and supporting infrastructure</u>	<u>Essential</u>	<u>Anglian Water</u>	<u>Unknown</u>	<u>Developers</u>	<u>Unknown</u>	<u>Unknown</u>	<u>Anglian Water Asset Management Plan</u>	<u>Unknown</u>	<u>Anglian Water</u>	<u>During plan period</u>

Appendix D – Housing Trajectory

See table of main modifications above for further details of modification

Main Modification 106 (Page 496)

Proposed chart to be deleted



Proposed new chart

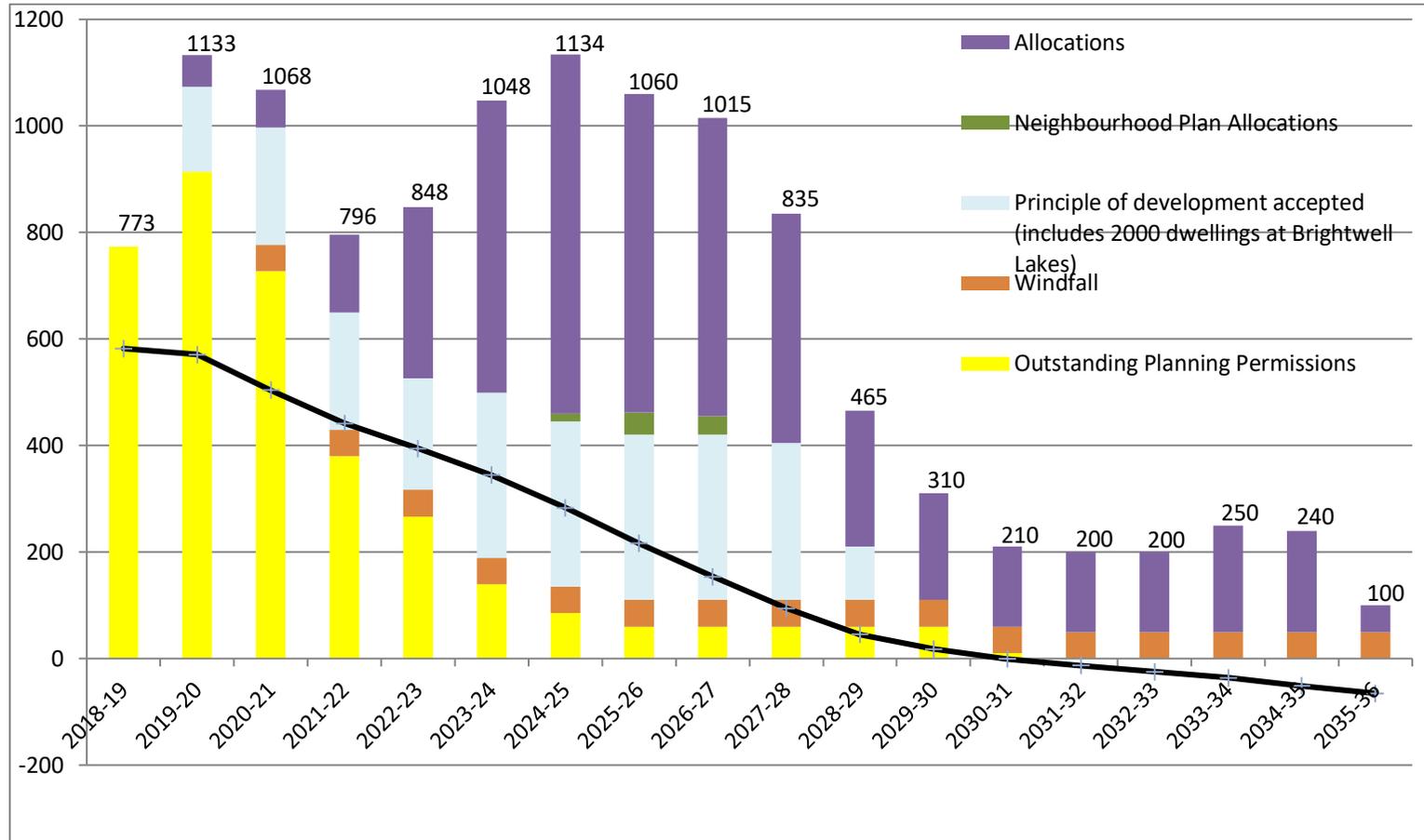


Table 3.5 – Anticipated housing growth by Town / Parish 2018-2036

See table of main modifications above for further details of modification

Main Modification 6 (Page 45 to 48)

Area/Parish	Contribution (by parish)			(C) New housing allocations ²²	(D) Indicative contribution 2018 – 2036 (A+B+C) ²³
	(A) Permissions & resolution to grant permission as at 31/3/2018	(B) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B)		
Major Centres					
Felixstowe	1,523	209	1,732	1,520 ²⁴	3,252 (29%)
East Ipswich					
Kesgrave	19	0	19	20	39 (<0.5%)
Martlesham Heath ²⁵	0	0	0	300	300 (2.5%)
Brightwell Lakes	2,000	0	2,000	-	2,000 (17.5%)
Purdis Farm	7	0	7	-	7 (<0.5 %%)
Rushmere St Andrew (excluding village)	71	0	71	150 ²⁶	221 (2%)
SUB TOTAL	3,620	209	3,829	1,990	5,819 (51%)
Market Towns					
Aldeburgh	39	10	49	-	49 (<0.5%)
Framlingham	349	37	386	100	486 (4%)
Leiston	507	0	507	100	607 (5%)
Saxmundham	115	65	180	800*	980 (8%)
Woodbridge (incl part of Melton** and Martlesham***)	336	0	103 336	220	323 (3%) 556 (5%)
SUB TOTAL	1,346	112	1,458	1,220	2,678 (24%)
Large Villages					
Bramfield	3	0	3	-	3 (<0.5%)
Earl Soham	6	0	6	25	31 (<0.5%)
Grundisburgh	11	0	11	70	81 (1%)
Hollesley	38	0	38	-	38 (<0.5%)
Knodishall	16	0	16	16	32 (<0.5%)
Martlesham (village)	56	0	56	20 ²⁷	76 (1%)
Melton (village)	20	55	75	-	75 (1%)
Nacton	5	0	5	-	5 (<0.5%)

Area/Parish	Contribution (by parish)			(C) New housing allocations ²²	(D) Indicative contribution 2018 – 2036 (A+B+C) ²³
	(A) Permissions & resolution to grant permission as at 31/3/2018	(B) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B)		
Orford	1	10	11	-	11 (<0.5%)
Otley	38	0	38	60	98 (1%)
Rendlesham	10	100	110	-	110 (1%)
Snape	0	0	0	-	<u>0</u> (0%)
Trimley St Martin	161	360	521	150	671 (6%)
Trimley St Mary	105	0	105	-	105 (1%)
Wickham Market (with part of Pettistree)	10	0	10	220 ²⁸	230 (2%)
Yoxford	8	0	8	-	8 (<0.5%)
SUB TOTAL	488	525	1,013	561	1,574 (14%)
Small Villages					
Alderton	10	0	10	-	10 (<0.5%)
Badingham	16	0	16	-	16 (<0.5%)
Bawdsey	14	0	14	-	14 (<0.5%)
Benhall	11	0	11	50****	61 (0.5%)
Blythburgh	5	0	5	-	5 (<0.5%)
Brandeston	0	0	1 <u>0</u>	-	1 (<0.5%) <u>0 (0%)</u>
Bredfield	10	0	10	20	30 (<0%)
Bucklesham	13	0	13	30	43 (<0.5%)
Campsea Ashe	6	0	6	12	18 (<0.5%)
Charsfield	21	0	21	20	41 (<0.5%)
Clopton	2	0	2	-	2 (<0.5%)
Darsham	22	0	22	145 ²⁹	167 (1.5%)
Dennington	1	10	11	40 <u>25</u> ³⁰	51 <u>36</u> (<0.5%)
Easton	24	0	24	20	44 (<0.5%)
Eye	1	0	1	65	66 (0.5%)
Great Glemham	2	0	2	-	2 (<0.5%)
Hacheston	12	0	12	-	12 (<0.5%)
Hasketon	2	0	2	-	2 (<0.5%)
Kelsale	12	30	42	20	62 (0.5%)
Kettleburgh	4	0	4	16	20 (<0.5%)
Kirton (with part of Falkenham)	2	0	2	12	14 (<0.5%)
Levington	1	0	1	20	21 (<0.5%)
Little Bealings	2	0	2	-	2 (<0.5%)
Middleton	3	0	3	-	3 (<0.5%)
Newbourne	7	0	7	-	7 (<0.5%)

Area/Parish	Contribution (by parish)			(C) New housing allocations ²²	(D) Indicative contribution 2018 – 2036 (A+B+C) ²³
	(A) Permissions & resolution to grant permission as at 31/3/2018	(B) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B)		
Peasehall (with part of Sibton)	13	0	13	14	27 (<0.5%)
Pettistree ³¹	1	0	1	-	1 (<0.5%)
Rendham	1	0	1	-	1 (<0.5%)
Rushmere St Andrew (village)	27	0	27	-	27 (<0.5%)
Sutton Heath	0	0	0	-	<u>0 (0%)</u>
Theberton	0	0	0	-	0 (<0.5%) <u>0 (0%)</u>
Thorpeness	12	0	12	-	12 (<0.5%)
Tuddenham St Martin	1	0	1	25	26 (<0.5%)
Tunstall	77	0	77	-	77 (0.5%)
Ufford	44	0	44	-	44 (<0.5%)
Walberswick	2	0	2	-	2 (<0.5%)
Waldringfield	4	0	4	-	4 (<0.5%)
Wenhaston	6	0	6	25	31 (<0.5%)
Westerfield	55	20	75	-	75 (1%)
Westleton	6	0	6	35	41 (<0.5%)
Witnesham	24	20	44	30	74 (0.5%)
<u>SUB TOTAL</u>	<u>476</u>	<u>80</u>	<u>556</u>	<u>584</u>	<u>1,140 (10%)</u>
Shottisham and Aldringham³²					
Aldringham	0	40	40	-	40 (<0.5%)
Shottisham	0	10	10	-	10 (<0.5%)
<u>SUB TOTAL</u>	<u>0</u>	<u>50</u>	<u>50</u>	<u>-</u>	<u>50 (<0.5%)</u>
Countryside					
All countryside locations ³³	92	0	82 <u>92</u>	-	82 (0.7%) <u>92 (0.8%)</u>
<u>SUB TOTAL</u>	<u>92</u>	<u>0</u>	<u>92</u>	<u>-</u>	<u>92 (0.8%)</u>
TOTAL	6,022	976	6,998	4,370 4,355	11,368 <u>11,353³⁴</u>

Additional/amendments to footnotes

* The South Saxmundham Garden Neighbourhood extends into Benhall parish and it is anticipated that some dwellings would be delivered in Benhall parish

** The made Neighbourhood Plan for Melton defines the areas of Melton considered to form part of the built-up area of Woodbridge

*** This covers the area excluded from the approved Martlesham Neighbourhood Plan area

****** The South Saxmundham Garden Neighbourhood extends into Benhall parish and it is anticipated that some dwellings would be delivered in Benhall parish. This would be in addition to 50 units listed here.**

³⁰ ~~40~~ **25** additional dwellings through extension of allocated site in Site Allocations and Area Specific Policies (2017)