

Schedule of Proposed Main Modifications to Core Strategy (2011 - 2031) Submission Draft document

Note: The references to page numbers, policies and paragraphs in the table below refer to the web version of the Core Strategy (2011 – 2031) Submission Draft, document published by Babergh District Council on 10th October 2011, and which can be accessed via the planning policy document contents page at: www.babergh.gov.uk/babergh/ldf

Mod. no.	Page no.	Policy / para / Map	Main modification
1	15	1.7	<p><i>Insert new paragraph 1.8 and new Policy CS0:</i></p> <p><u>The achievement of these objectives needs to be set within the context of the National Planning Policy Framework (NPPF) and the new Presumption in favour of Sustainable Development. The following overarching policy applies this in the local context in line with prevailing national policy requirements.</u></p> <p><u>Policy CS0: Applying the Presumption in favour of Sustainable Development in Babergh</u></p> <p><u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Babergh district.</u></p> <p><u>Planning applications that are supported by appropriate / proportionate evidence and accord with the policies in the new Babergh Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <ul style="list-style-type: none"> • <u>any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u> • <u>specific policies in that Framework indicate that development should be restricted.</u>

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2.4

Based on the principles and distribution set out above, and considering capacity factors, historic growth rates and existing commitments, it is considered that ‘new’ growth of 2,500 dwellings would be appropriate in the district over the next twenty years. The Housing Background Document ~~will~~ and Housing Implementation Strategy provides more detail on the background to the level of growth. In addition to these ‘new allocations’ we have a good level of future housing supply or existing commitments in the district from planning permissions, Local Plan Allocations and sites where the principle of development has been established. These commitments are likely to provide for ~~2,723~~ 2,430 new dwellings in the district as shown in the table below. Looking at past trends it is clear that windfall figures have made up a significant proportion of the housing completions each year in the district (the Housing Background Document and Housing Implementation Strategy will provide more on this). Based on past trends a conservative allowance is therefore made for a windfall figure of ~~750~~ 1,640 for the ~~last 10 years of the plan period~~, although the figure allowed for is much lower than the average windfall figures over the last ten years. The ‘new’ growth figures, existing commitments and windfall figures minus a 10% buffer for non-delivery would provide for an average annual build rate of 300 per annum as shown in the table below.

Plan period 2011 - 2031	Explanation of figures
2,500	Capacity for <u>additional</u> ‘new’ growth <u>to allocate</u> – bottom up approach
2,723 <u>2,430</u> (Note 1)	<u>Completions for 2011-12 and e</u> Existing commitments (=Remaining Local Plan allocations and outstanding planning permissions)
750 <u>1,640</u>	Allowances for windfalls from 2021 – 2031 (annual rate of 75 <u>82</u> over 40 <u>20</u> years)
5,973 <u>6,570</u>	Total ‘new’ capacity for growth and existing commitments
<u>5,975</u>	<u>Housing to provide for in District between 2011-2031</u>
<u>595</u>	<u>10% buffer to allow for non-delivery</u>
300	Future annual average growth rate = Total <u>housing to provide for</u> divided by 20 years

Note 1: this figure represents total anticipated housing supply, not all of which is likely to be deliverable within the first 5 (or 6) years and accordingly represents a figure in excess of the identified 5 (or 6) year housing land supply

3	29 - 30	Policy CS1	<p><i>Delete 'Brantham Regeneration' paragraph; <u>move text; insert new text:</u></i></p> <p>Policy CS1: Settlement Pattern Policy</p> <p>The development strategy for Babergh is planned to a time horizon of 2031. Most new development (including employment, housing, and retail, <u>etc.</u>) in Babergh will be directed to the towns / urban areas, and to Brantham and the Core Villages and Hinterland Villages identified below. <u>In all cases the scale and location of development will depend upon the local housing need, the role of settlements as employment providers and retail/service centres, as well as having regard to environmental, physical and social infrastructure constraints, and the views of local communities as expressed in parish /community / neighbourhood plans.</u></p> <p>Towns / Urban areas:</p> <ul style="list-style-type: none"> ▪ Sudbury and Great Cornard ▪ Hadleigh ▪ Babergh Ipswich Fringe (edge of urban area) <p>Brantham Regeneration</p> <p>A Master Plan will be prepared in conjunction with the landowner for the regeneration of the former industrial site at Brantham to provide a framework for the area defined by Local Plan Policy EM06 and to ensure the integration of the redevelopment with the village.</p> <p>Core Villages serving Functional Clusters</p> <p>Core Villages will act as a focus for development within their functional cluster and, where appropriate, site allocations to meet housing and employment needs will be made in the Site Allocations document. Rural exceptions sites will also be pursued for these villages according to identified local needs.</p> <p>The Core Villages identified on the Key Diagram are:</p> <ul style="list-style-type: none"> • Bildeston • Boxford • Bures St Mary • Capel St Mary
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<ul style="list-style-type: none">• Acton• Aldham• Assington• Belstead• Bentley• <u>Brantham</u>• Brent Eleigh• Brettenham• Burstall• Chelmondiston• Chelsworth• Cockfield• Copdock and Washbrook• Edwardstone• Elmsett• Great Waldingfield• Harkstead• Hartest• Hintlesham• Hitcham• Holton St Mary• Kersey	<ul style="list-style-type: none">• Lawshall• Layham• Leavenheath• Little Waldingfield• Monks Eleigh• Nedging and Naughton• Newton• Polstead• Preston St Mary• Raydon• Shimpling Street• Shotley• Sproughton• Stanstead• Stoke by Nayland• Stratford St Mary• Stutton• Tattingstone• Wattisham• Whatfield• Woolverstone			

			<u>The scale and location of development will depend upon the local housing need, the role of settlements as employment providers and retail/service centres, as well as having regard to environmental, physical and social infrastructure constraints, and the views of local communities as expressed in community / neighbourhood plans.</u>
4	30 - 32	Policy CS2	<p>Policy CS2: Strategy for Growth and Development</p> <p>Employment and housing growth will be accommodated within Babergh's existing settlement pattern and in new mixed and balanced communities on the edges of the towns and the Babergh Ipswich Fringe. Particularly in the case of the latter (but also in other cases), a co-ordinated approach towards planning and development in nearby local authority areas will be adopted. In order to ensure this, close collaborative working will be maintained with all partners, including local authorities, the Haven Gateway Partnership and others.</p> <p>The Local Economy</p> <p>In order to support and encourage economic growth and employment opportunities and to ensure that a continuous range and diversity of sites and premises are available across the district through the plan period existing employment sites will be <u>regularly reviewed, and where appropriate protected</u>, and new sites allocated in DPDs. These will comprise:</p> <ul style="list-style-type: none"> • sub-regionally and locally strategic sites at Sproughton, Brantham, Wherstead, <u>Park (all allocated in this document)</u> and <u>the IP8 site, Sprites Lane, Ipswich (in subsequent document(s))</u>, to accommodate the need for strategic and well-located sites for port-related and other businesses, and new business land and premises in Ipswich; • allocations within mixed-use planned developments at Chilton <u>Woods</u> and land off Lady Lane, Hadleigh (<u>Local Plan allocations</u>); • employment land as part of mixed use development planned for the <u>Strategic Allocations New Directions of Growth / Broad Location for Development</u>; and, • where appropriate, <u>and subject to regular review</u>, allocations will be made to protect existing and provide for new employment areas in towns, villages and the rural area. <p>Sufficient land will be allocated, and existing sites and premises protected from other types of development to accommodate a range of employment development to provide for approximately 9,700 new jobs in Babergh by 2031. This includes strategic sites and sites within the Ipswich Fringe which will be allocated and protected to provide for jobs growth for Ipswich.</p>

			<p><u>Proposals for Employment</u> uses that will contribute to the local economy and increase the sustainability of Core Villages, Hinterland Villages and the rural economy will be promoted and supported, where appropriate in scale, character and nature to their locality.</p> <p>Proposals for uses in new and emerging employment sectors, particularly those that:</p> <ul style="list-style-type: none"> • re-use existing land or premises, • contribute to farm diversification, • enhance tourism and the attractiveness of the district as a destination for visitors; and/or • design or produce low carbon goods or services, will be encouraged subject to scale and impact on their location, and the provisions of other policies in this <u>Core Strategy and Policies document</u>, particularly Policy CS10. A flexible approach will be taken to home working and other innovative approaches to sustainable economic activity that make a positive contribution to the local economy and are in scale and character with, and appropriate to, their location. <p>Town centres and Core Villages are the main focus for retail, leisure and community uses in the district. A healthy mix of uses and range of shops and services will be promoted in the two principal town centres of Sudbury and Hadleigh to ensure that these centres are active, vibrant and well used. Allocations will be made in the Site Specific DPD, as appropriate, for new retail floorspace in Sudbury and Hadleigh.</p> <p>Number and Distribution of New Homes</p> <p><u>Babergh District Council will make provision for 5,975 new dwellings between 2011 and 2031 in the District. In addition to existing commitments and a “windfall” figure. These dwellings are planned as follows: 1,100 between 2011 - 2016; and 4,875 between 2017- 2031. The housing target will be achieved by:</u></p> <ul style="list-style-type: none"> • <u>Existing commitments as identified in the trajectory;</u> • <u>Allowing for a windfall figure of 1,640 dwellings;</u> • <u>Making of 750 for the second half of the plan period (2021 – 2031) provision will be made for 2,500 new dwellings to be built in the following locations:</u>
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			<table><tr><th>Location</th><th>No of Dwellings</th></tr><tr><td>Sudbury and Great Cornard</td><td>850</td></tr><tr><td>Hadleigh</td><td>250</td></tr><tr><td>Ipswich Fringe</td><td>350</td></tr><tr><td>Brantham Regeneration and Core & Hinterland Villages</td><td>1,050</td></tr><tr><td>Total</td><td>2,500</td></tr></table> <p><u>Implementation and delivery:</u></p> <p><u>The Council will introduce management actions to address housing delivery should there be a 20% deviation in housing delivery as opposed to targets for 2011 - 2016; and 2017 - 2021; and a 10% deviation for 2022 - 2026. These management actions could include constructively and proactively working with developers to bring forward committed or allocated sites; reviewing phasing of allocated sites; reviewing housing targets and associated policies; and allocating additional sites to meet targets if required.</u></p>	Location	No of Dwellings	Sudbury and Great Cornard	850	Hadleigh	250	Ipswich Fringe	350	Brantham Regeneration and Core & Hinterland Villages	1,050	Total	2,500
Location	No of Dwellings														
Sudbury and Great Cornard	850														
Hadleigh	250														
Ipswich Fringe	350														
Brantham Regeneration and Core & Hinterland Villages	1,050														
Total	2,500														
5	32	2.7.1 explanatory note box	<p>The housing figures set out above for the three urban areas (Sudbury and Great Cornard, Hadleigh, and Ipswich Fringe) are to be identified and delivered through the single, strategic, urban edge, extensions planned for each location. Accordingly, no further site specific housing land allocations would need to be identified for these urban areas in the Plan period to meet our chosen housing delivery figure. This will provide the significant benefits of clarity and certainty of approach for these urban areas and allow for making early plans towards their delivery.</p> <p>Although ‘windfall’ housing developments will inevitably continue to arise in the Core and Hinterland Villages, sites will be identified and allocated in Brantham and the Core and Hinterland Villages in the subsequent Site Allocations document to encourage and manage delivery of the 1,050 dwellings included in the table.</p> <p><u>Whilst some delivery of homes is likely for the Brantham redevelopment site during the Plan period, this has not been factored into the above figures as the scale and timing of this cannot yet be identified accurately. The site will therefore be treated as a housing ‘windfall’ and accordingly provides extra certainty that the district’s overall planned new homes provision will be met, as well as extra flexibility through the plan, monitor, manage approach.</u></p>												

			<p>Proposals for redevelopment of the Brantham industrial site are still at a very early stage and it is therefore not possible to separate the number of houses that may be delivered as part of that scheme from the numbers of sites and quantity of dwellings that will need to be allocated among the many Core and Hinterland villages (in the subsequent Site Allocations document). There will be greater clarity after the Core Strategy is adopted (approximately mid 2012) and when progress is made on the Site Allocations document. It is anticipated that by that stage the parameters for development at the Brantham site will be clarified to a sufficient extent to guide the quantity of land allocation.</p>
6	33	2.8.1	<p><i>2nd paragraph after “western bypass” insert:</i></p> <p><u>(Local Plan Policy TP10, and Suffolk Local Transport Plan 2011 – 2031 (LTP3) refer).</u></p> <p><i>3^d paragraph from sentence starting: “In order to” insert and delete:</i></p> <p>In order to encourage implementation this outstanding allocation is <u>reconfirmed and included in this document and</u> programmed to deliver housing <u>and employment land</u> from the start of the plan period. However, additional housing <u>new homes</u> will be needed in Sudbury / Great Cornard and a further area of land <u>will be</u> <u>therefore allocated in this Core Strategy document</u> at the Chilton Mixed Use Development to enable a further 350 dwellings to be accommodated <u>and to provide sufficient land availability and flexibility to ensure the best possible form of development.</u> <u>The new, expanded boundaries of the area for growth at Chilton Woods (the name given to this area by a prospective developer) are shown on Map A.</u></p> <p>In addition to <u>this the Chilton Woods area shown on Map A,</u> and to ensure land is available to deliver new employment sites and <u>housing 500 new homes</u> for Sudbury / Great Cornard at the right time <u>over the Plan period</u> a new direction of growth has been identified to the <u>north-east</u> of the town. <u>This has only been identified generically and is therefore only shown in indicative locational form at present.</u> Implementation will be closely monitored, and the situation reviewed to enable the phased release of this additional land to be adjusted if necessary.</p> <p><u>Future DPDs / other documents will provide Boundaries and detailed policies / guidance on both of these directions of growth the identified Broad Location for future growth to the east of the town will be developed and refined through consultation and engagement with the local community, stakeholders, and landowners in future DPDs. However In all cases it is important that all new development in Sudbury / Great Cornard, including development outside Chilton Woods and the Broad Location for development respects the its context in terms of character, infrastructure, integration and accessibility.</u></p>

			<p><u>The Localism Act 2011 provides the opportunity for Neighbourhood Plans to be developed by local communities to help shape the development and growth of their areas. Whilst some development parameters are well advanced (such as the Chilton Mixed Use Development Local Plan 2006 allocation) the twenty year plan period will see considerable growth and change in Sudbury/Great Cornard. The growth of the town through the plan period should reflect local expectations and aspirations, and future DPDs (such as Site Allocations or Area Action Plan) or a Neighbourhood Plan may provide the appropriate vehicle for such a framework for growth.</u></p>
7	33 - 34	Policy CS3	<p><i>Deletions text strikethrough; <u>move text</u>; <u>insert new text</u>:</i></p> <p>Policy CS3: <u>Chilton Woods Strategic Land Allocation and Strategy for Sudbury / Great Cornard</u></p> <p><u>A. Chilton Woods Strategic Land Allocation</u></p> <p><u>A comprehensive, mixed land-use development is allocated on 131 hectares of land in the Chilton and Woodhall area north of Sudbury as shown on map A. A masterplan will be required to guide development, together with development feasibility / viability evidence and a proposed phasing programme. This allocation is expected to provide an integrated, high-quality and sustainable development that fulfils the requirements of other policies in this Local Plan, particularly Policies CS0 and CS10, and reflects the aspirations of Suffolk's Greenest County initiative. The planning application(s) must be accompanied by an Environmental Impact Assessment.</u></p> <p><u>The development will provide and include and the masterplan will show:</u></p> <ul style="list-style-type: none"> <u>15.7 hectares of new employment land on the western part of the development (north of Woodhall Business Park) for employment related uses (to include provision for a waste transfer station, household and recycling and refuse depot). Access to this development will be via a new distributor road linked to the A134 west of the existing Tesco superstore. An Initial phase of employment development may make use of an additional means of access via Woodhall Business Park as part of a comprehensive and agreed access strategy and phasing plan;</u> <u>5.3 hectares of land to the north of Waldingfield Road are allocated for employment related use(s) (towards the scheme's eastern end) with only a low impact in terms of traffic generation and on residential amenity. Some of this allocated development has already been implemented and is in situ. Access to this development will be via Waldingfield Road;</u>

			<ul style="list-style-type: none"> • <u>Provision for 1,050 new homes (on an allocated area of 32.6 ha.). The residential element is required to have direct access to the A134. Access will be provided from a new distributor road designed to link the A134 with Aubrey Drive;</u> • <u>Designed provision for effective functional separation between residential areas and employment land, particularly for those land uses / activities with greater impact on residential amenity (often non B1 type employment activities);</u> • <u>Structural landscaping / community woodland (minimum of 30.5 hectares) along the boundaries of the site. This must be designed to take account of existing features such as trees, hedgerows and watercourses. The scheme must include long-term, comprehensive financial and management / maintenance plans and arrangements and for the local community to be involved in its establishment and management;</u> • <u>Surface water attenuation will be required to minimise the risk of flooding (the preferred means being SUDS)</u> • <u>A transport assessment based upon the development proposals will be required and travel plan may be necessary</u> • <u>Provision of an appropriate new neighbourhood centre for the development with local retail provision and community facilities (minimum 1.6 ha.);</u> • <u>Provision of approx. 1.6 ha. of land for community facilities / uses (provision for which may be integrated together with the neighbourhood centre if such a location is appropriate)</u> • <u>Provision of landscaping, green infrastructure and open space / leisure & recreational facilities (minimum 8.2 ha) and 0.5ha of allotments. Green infrastructure provision to be planned to co-ordinate with the wider network for Sudbury and Great Cornard area;</u> • <u>Provision for approx. 3 ha. of land for education (primary school / nursery provision) and associated uses;</u> • <u>An evidence-based package of sustainable transport measures to include creation and/or the enhancement of existing links for pedestrians and cyclists to the town centre, rail station, employment areas, schools, bus stops, etc.</u> • <u>Any requirement for off-site transport / highway improvements will be determined by transport assessment evidence</u>
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			<p>An Area Action Plan DPD will, subject to resource availability, be prepared for Sudbury/Great Cornard to provide a framework for all new development in the town and to ensure that development of the larger greenfield sites is integrated into the town and delivered at the right time. In addition to expanding capacity for development of the Chilton Mixed Use (Local Plan 2006) allocation to the north, provision will be made for land to be developed for employment uses and housing to the north-east of the town.</p> <p><u>The Council will encourage and support the continued growth and diversification of Sudbury town centre to serve its catchment area, particularly the provision of larger, more versatile retail and service units and improvements to public transport, strategic and local access.</u></p> <p><u>Implementation and Delivery</u></p> <p><u>The Council is committed to working co-operatively with partners to bring forward and deliver the Chilton Woods scheme in a timely way. This will include joint action to overcome a potential key development issue around electrical power supply in the Sudbury area and its likely impact on development viability. It will also work jointly to ensure timely delivery of satisfactory access arrangements, sustainable transport provision, necessary community facilities and landscaping / woodland screening at the appropriate point in the overall development process.</u></p> <p><u>Development in the New Directions of Growth at Chilton Woods is programmed for commencement in the earliest part of the Plan period. Progress on its planning and development will be closely monitored and the following phasing and timing reviewed to ensure delivery of an appropriate amount of new housing and employment land through the plan period:</u></p> <ul style="list-style-type: none"> i. <u>2011– 12 2012 onwards - implementation of the Chilton Woods Mixed Use Development as shown on Map A in accordance with Local Plan this Policy CP01;</u> ii. <u>2016 - review of progress with delivery of CP01 Chilton Woods and target date set for release of land for employment and housing in the New Direction Broad Location of Growth identified on the Key Diagram;</u> iii. <u>mid – late part of plan period (or earlier if required following the 2016 review) – Masterplan submitted and approved and first phase of land released for development for employment land and up to approximately 500 dwellings in accordance with Policy CS3a.</u> <p><u>B. Other Development for Sudbury / Great Cornard</u></p>
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			<p><u>A Neighbourhood Plan and/or other DPD(s) will be prepared to provide a comprehensive framework to ensure that any planned growth and development for Sudbury / Great Cornard (other than that at Chilton Woods) is well integrated with the town and delivered at the right time.</u></p> <p>Development in Sudbury/Great Cornard should comply with other policies the Core Strategy, <u>in this Local Plan</u> particularly Policy CS10, and other subsequent documents, and where appropriate, provide:</p> <ul style="list-style-type: none"> • high quality design, structural landscape planting, and layouts and scale of development that respect adjacent landscape or townscape features, ensure a separate identity and avoid creeping coalescence with adjacent settlements; • a green infrastructure framework connecting with and adding or extending formal and informal green spaces, wildlife areas, and natural landscape settings and features; • good links and/or the enhancement of existing links for pedestrians and cyclists to the town centre, rail station, employment areas, schools, bus stops, etc. <p><u>C. Sudbury Town Centre</u></p> <p><u>As the district's principal town centre, the Council will encourage and support the continued growth, expansion and diversification of Sudbury town centre to serve its catchment area, particularly the provision of larger, more versatile retail and service units and improvements to public transport, strategic and local access.</u></p>
8		Map A	<i>Insert new Map A to accompany Policy CS3</i>
9		New Policy	<p><i>Insert new Policy CS3A</i></p> <p><u>Policy CS3a Strategic Broad Location For Growth - East of Sudbury/ Great Cornard</u></p> <p><u>Provision will be made for land to be developed for employment uses and approximately 500 new homes within the broad location for growth to the east of Sudbury / Great Cornard, as shown on the Key Diagram. The site extent, definition of the boundary and detailed guidance for this will be developed and refined through consultation and engagement with the local community, stakeholders and landowners in a future DPD. The amount of land to be released for employment uses as part of</u></p>

			<p><u>this mixed use development will be informed by the evidence and monitoring of the employment trajectory and land availability at the time.</u></p> <p><u>Development of land for employment uses and approximately 500 new homes within the broad location for growth east of Sudbury / Great Cornard will need to:</u></p> <ul style="list-style-type: none"> (a) <u>Ensure that high quality design and the layout respect the adjacent landscape, topography and townscape;</u> (b) <u>Ensure the new development has a separate identity and avoids coalescence with adjacent settlements;</u> (c) <u>Ensure development incorporates a green infrastructure framework connecting, adding or extending formal and informal green spaces, wildlife areas and natural landscape settings and features;</u> (d) <u>Ensure good links and / or the enhancement of existing links for pedestrians and cyclists to achieve strong connectivity to the town centre, rail station, employment areas, schools, community facilities and bus stops etc; and</u> (e) <u>Ensure adequate provision of supporting infrastructure including education provision, community facilities and transport.</u> <p><u>Implementation and Delivery</u></p> <p><u>The timing for the delivery of development within this broad location for growth will be the mid-late part of the plan period, unless monitoring of progress for policy CS3 requires development to the east of Sudbury/ Great Cornard to come forward sooner. Progress for the delivery of Policy CS3 will be closely monitored and the following phasing and timing reviewed to ensure the delivery of an appropriate amount of employment land and new homes throughout the plan period:</u></p> <ul style="list-style-type: none"> i. <u>2016- review of progress on the delivery of policy CS3 (Chilton Woods Mixed use development) target date set for the release of land for employment and housing land within the broad location for growth east of Sudbury / Great Cornard;</u> ii. <u>2016-Mid part of the plan period, work with the local community, stakeholders and landowners to clearly define the boundaries and parameters for the mixed used (employment uses (amount to be defined at this stage based on monitoring and review of the employment evidence) and approximately 500 new homes) Broad Location for growth east of Sudbury/ Great Cornard</u>
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			<p><u>through the preparation of a further DPD:</u></p> <p>iii. <u>Mid-Late part of the plan period (earlier if required by the 2016 review date) a Masterplan to be submitted and approved for the first phase of land released for development for employment uses and approximately 500 homes.</u></p>
10	34	2.8.2	<p><i>Insert at the end of the 1st paragraph:</i></p> <p><u>The Council will continue to encourage and support the vitality and traditional character of Hadleigh town centre and the provision of additional local services.</u></p> <p><i>Change and add to the 3rd paragraph:</i></p> <p>The natural and physical constraints and sensitive landscape setting of Hadleigh limit the amount and direction of growth and further development to the east of the town will rely on implementation of the A1071 / Lady Lane roundabout for access and will, in effect, be an extension of the <u>2006 Local Plan (2006)</u> mixed use allocation in Policies HS15 and EM03. <u>Map B shows the extent of the area of land allocated to provide an additional 5.5 hectares of employment land and 250 dwellings in Hadleigh during the plan period together with sufficient land to ensure provision of green infrastructure, SUDS drainage, structural landscaping, and a comprehensive approach to growth in this area.</u></p>
11	35	Policy CS4	<p>Policy CS4: <u>Strategic Site Allocation and Strategy for Hadleigh</u></p> <p>A. <u>Hadleigh Strategic Site Allocation</u></p> <p>Subsequent documents / plans / proposals will set boundaries and provide a framework for growth within the New Direction of Growth shown on the Key Diagram. Development in Hadleigh will be closely monitored and reviewed to ensure delivery of an appropriate amount of new housing and employment land through the plan period.</p> <p><u>Land is allocated to the immediate east of Hadleigh for mixed use development as indicated generically on the Key Diagram and shown on Map B. Development in Hadleigh should comply with other policies in the Core Strategy, particularly Policy CS10, and other subsequent documents, and where appropriate, within the allocated area development should be guided by a masterplan and development feasibility evidence and provide:</u></p>

			<ul style="list-style-type: none"> • <u>5.5 hectares of employment land;</u> • <u>250 dwellings;</u> • high quality design, structural landscape planting, and layouts and scale of development that respect adjacent landscape or townscape features, and maintains the separate identity of Hadleigh; • a green infrastructure / open space framework connecting with and adding or extending formal and informal green spaces, wildlife areas, and natural landscape settings and features. <u>This must provide for a significant functional buffer providing effective separation between residential and employment uses (where such uses may have material adverse impacts on residential amenity);</u> • good links and/or the enhancement of existing links for pedestrians and cyclists to the town centre and other local shops and services, employment areas, schools, bus stops, etc.; • <u>evidence-based measures to enhance social / community facilities provision as necessary;</u> • <u>principal access to be provided by the main north-south spine road served from the A1071 roundabout; together with a secondary / emergency form of access if necessary. Off-site transport improvements may also be necessary;</u> • <u>A drainage strategy, with provision for a sustainable urban drainage system</u> <p><u>Implementation and Delivery</u></p> <p><u>No critical obstacles have been identified for this development to proceed and its implementation has been provided for in the early part of the Plan period. The principal planning mechanism of a masterplan will facilitate this early delivery.</u></p> <p><u>Development of this allocation together with any other new development in Hadleigh will be closely monitored and reviewed to ensure delivery of an appropriate amount of new housing and employment land through the plan period:</u></p> <ol style="list-style-type: none"> <u>2012 - 14 – preparation and consultation on a masterplan for the area shown on Map B in accordance with this Policy;</u> <u>2014 - 15 - review of progress with submission and consideration of a planning application for the allocated site;</u> <u>2018 – review progress with delivery and if necessary review alternatives through a neighbourhood plan or other DPD.</u>
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			<p>B. <u>Strategy for Hadleigh</u></p> <p>Hadleigh will be promoted as a visitor attraction and a wide range of diverse uses and facilities will be encouraged. Small scale refurbishments and redevelopments aimed at enhancing retail quality and consumer choice will be supported in this centre.</p>
12		Map B	<i>Insert new Map B to accompany Policy CS4</i>
13	35	2.8.3	<p><i>Insert new paragraph 2:</i></p> <p><u>Accommodating growth in Babergh's Ipswich Fringe is difficult, particularly as the geography of this area does not fit well within administrative boundaries. The village of Sproughton is a distinct settlement west of the A14 and is included in the list of Hinterland Villages. However, the built-up areas on the edge of Ipswich in the parish of Sproughton cannot logically be considered as being in the countryside, and will therefore be considered as part of the Ipswich urban area for the purposes of planning policy. Similarly Pinewood has not been included as a Hinterland Village in Policy CS1 as although it is a distinct neighbourhood/community it is also part of the Ipswich urban area, and will be considered as such for planning policy purposes.</u></p> <p><i>Insert additional paragraphs at end of section:</i></p> <p>The area allocated for mixed use development on Map C is well contained, already partly developed, available / deliverable, and with the potential and the capacity to provide a new community of 350 dwellings around existing dwellings within walking distance of shops, other facilities / services, bus services and a pedestrian / cycle route; and a quality business 'gateway' site comprising 6 hectares of employment land reflecting the Suffolk One sixth-form college and planned office development on the opposite side of the road.</p> <p>An allocation of 350 new homes and new businesses on 6 hectares of employment land will result in a new community that will not be large enough to make the provision of many services and facilities viable within the site. However, residents will be within walking distance of the park and ride and other local bus service routes, and a primary school and grocery shopping (at the Copdock retail area). The new community will be large enough, particularly with new business premises, to require the provision of a nursery (early years education) within the development area. The provision of this facility, and contributions towards the on-going cost of primary school travel will need to be secured through planning conditions and/or a S106 agreement.</p>

			<p><u>The remaining area of open land between the A1071 and the western edge of the Ipswich urban area (adjacent to Chantry Park) is of a larger scale and of greater scenic value. It has more complex development issues, is of unproven availability / deliverability at this time, and is not considered to be sequentially preferable overall for such reasons.</u></p> <p><u>The long-term future of this area, which includes the Chantry Vale dry valley and the mature trees within Chantry Park visible on crest of the eastern slope, needs to be considered and planned with the local communities – those in the urban area, those in the parish of Sproughton where the A14 has severed the community, and those who will live and work in the allocated area – also with Ipswich Borough Council and other principal stakeholders (including landowners / developers, service providers, etc.).</u></p> <p><u>Whilst there is clearly the potential and the capacity for this undeveloped, largely agricultural land to make a major contribution to the green infrastructure and other needs of the area, especially in providing for recreation and open-space needs, this may only be able to be delivered as part of a comprehensive plan for the whole area that would be likely to include some development of the urban edge. However, the scale and scope of this is larger than Babergh's requirements for this current plan period and an allocation in this area at this stage appears premature and may lead to an unacceptable piecemeal approach that would be damaging to a comprehensive plan for its future.</u></p>
14	36	Policy CS5	<p><u>Policy CS5: Strategy for Growth in Strategic Site Allocation: Babergh's Ipswich Fringe</u></p> <p><u>Subsequent documents / plans / proposals will set boundaries and provide a framework for growth within the Approximately 39 hectares of land within New Direction of Growth shown for Babergh's Ipswich Fringe are allocated for mixed use development as shown on the Key Diagram and on Map C to provide:</u></p> <ul style="list-style-type: none"> <u>6 hectares of land to create a quality 'gateway' business/employment area; and</u> <u>a new community of 350 homes;</u> <p><u>In addition to complying with other policies in this Local Plan, particularly Policy CS10 and other subsequent local plan documents, development in Babergh's Ipswich Fringe should will require a masterplan which should:</u></p> <ul style="list-style-type: none"> <u>be based upon and designed around a green infrastructure framework providing high quality design, structural landscape planting, and connections to or potential links with existing formal and informal green spaces, wildlife areas, and natural landscape settings and features, particularly the Gipping Valley footpath, Chantry Park and Belstead Brook Park, and ensure a separate identity and avoid creeping coalescence with adjacent settlements; and</u>

			<ul style="list-style-type: none"> • provide good links and / or the enhancement of existing links for pedestrians and cyclists to local shops and services, schools, employment areas, and public transport routes and services; <p><u>The masterplan and supporting studies and feasibility / viability evidence should demonstrate and include:</u></p> <ul style="list-style-type: none"> • <u>the basic road network, links to the existing highway network, and any consequential off-site highway improvements required;</u> • <u>a Travel Plan designed to optimise the use of buses, cycles and walking, and specifically to address travel to school journeys including road crossings, and the long-term implications of school transport funding and provision. The scale/proportion of developer funding necessary and a delivery / funding implementation timetable will need to be the subject of a S106 agreement and should be illustrated in the masterplan to ensure revenue funding is secured to enable the relevant infrastructure / service to be in place from the first occupation of the site and for the medium to long term;</u> • <u>nursery (early years education) provision and timing of delivery;</u> • <u>how the development will be designed to suit the landform / topography and landscape characteristics of the site and its local context, and protect the amenity of existing and future residents;</u> • <u>design principles for each development parcel (residential and business/employment land) including addressing the sustainable development policies in this and subsequent local plan documents, and how they will be implemented;</u> • <u>phasing of the development including provision of buildings, social and physical infrastructure and services, and where appropriate, including any development or provision proposed beyond the plan period;</u> • <u>structural / major landscaping, open space and proposals for green and blue infrastructure to assimilate new development into the landscape and create new habitats;</u> • <u>a biodiversity plan including any measures for protection, mitigation, compensation and / or new habitat creation;</u> • <u>the range, density and mix of housing types and the level of affordable housing provision in line with Policies CS14 and CS15;</u>
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			<p><u>Implementation and Delivery</u></p> <p><u>It is expected that development in the allocated area will start to be delivered in the early - middle part of the plan period. No critical risk factors or delivery obstacles likely to cause substantial delay have been identified.</u></p> <p><u>Implementation in the allocated area will be closely monitored and reviewed to ensure delivery of an appropriate amount of new housing and employment land in Babergh's Ipswich Fringe through the plan period:</u></p> <ul style="list-style-type: none"> i. <u>2012 - 14 – preparation and consultation on a masterplan for the area shown on Map C in accordance with this Policy;</u> ii. <u>2014 - 15 - review of progress with submission and consideration of a planning application for the allocated site;</u> iii. <u>2018 – review progress with delivery and if necessary review alternatives through a neighbourhood plan or other DPD.</u>
15		Map C	<i>Insert Map C to accompany Policy CS5</i>
16		New paragraph	<p><i>Insert new paragraph after Policy CS5 with Heading and text:</i></p> <p><u>Sproughton – former sugar factory site</u></p> <p><u>The former sugar factory site at Sproughton is similar to the large employment area at Cattawade in as much as it is mostly un-used and vacant, of a large scale, and close to river, countryside, and other developed areas. However the location, nature, and role of these sites are very different. The Sproughton site is on the urban edge of Ipswich immediately adjacent to Junction 54 of the A14 and is a sub-regionally important strategic employment site. Babergh is part of the Haven Gateway and Ipswich Policy Area, and the importance of this site has been identified and recognised through evidence research, and by joint working with neighbouring authorities and the Haven Gateway Partnership.</u></p> <p><u>This site has potential to accommodate opportunities for port-related activities/companies, and for a wide range of industrial and commercial business premises to provide employment to residents of Babergh, Ipswich, Mid Suffolk and Suffolk Coastal.</u></p>

17	New Policy	<p><i>Insert new Policy CS5a</i></p> <p><u>Policy CS5a: Sproughton Strategic Employment Land Allocation</u></p> <p><u>The former ‘British Sugar’ (sugar beet factory) site, Sproughton (Ipswich fringe) is allocated for retention in employment related use(s) as shown on Map D. Proposals for redevelopment or re-use of the previously developed site (35.5 hectares) must be planned / approached on a comprehensive basis, with regard to the future of the entire site. Co-ordination of development could be achieved through a masterplan and / or development brief / concept statement.</u></p> <p><u>Development should comply with other policies in this Local Plan particularly Policy CS10, and other subsequent documents. Applications will be assessed with regard to:</u></p> <ul style="list-style-type: none"> • <u>protection of the biodiversity of the locality and any opportunities for enhancement;</u> • <u>protection of the wider river environment in the locality and any opportunities for enhancement, including improvement of the River Gipping Riverside Path;</u> • <u>retention of the natural area known as the island site (a separate 16 hectares approximately) and existing landscape tracts, together with proposals for further measures;</u> • <u>no material adverse impacts on residential amenity;</u> • <u>production of a satisfactory green travel plan and the provision of any necessary measures to address transport impacts off-site;</u> • <u>production of a Flood Risk Assessment; and</u> • <u>feasibility / viability evidence</u> <p><u>Implementation and Delivery</u></p> <p><u>The Council is committed to the successful redevelopment of this site and will work collaboratively and proactively with the landowner(s) / developer(s) and other interests towards this end. In principle, delivery of the site with the assistance of higher value commercial uses may be acceptable. Part of the site may be required for residual waste treatment use, as provided for by the extant Waste Core Strategy (2011-2026).</u></p>
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			<p><u>As a very large site, the site area may be broken down into different types of employment / commercial uses and redevelopment implemented in phases. In this way, it is anticipated that a consortium of site users / occupiers may be required to achieve redevelopment. The Council is also supportive of port-related development for the site. The Council will also pursue and support in principle initiative(s) aimed at securing external funding for the successful delivery of this site's redevelopment (where justified) or accelerating its timescale if appropriate.</u></p> <p><u>The scale and complexity involved in redeveloping this site means that it is difficult to anticipate when specific phases will align with this Plan period. The Council will continue to work with neighbouring authorities in the Ipswich Policy Area and Suffolk Haven Gateway to promote and encourage redevelopment of this strategic site in the A14 corridor. Progress will be regularly monitored and the latest position reflected in regular employment land reviews and trajectories. If there is no progress with enabling this site to be made available for employment development (i.e. through ownership or other issues) within five years of adoption of this local plan the allocation will be the subject of review (to align with regular monitoring and review of sub-regional and locally strategic employment sites in the A14 corridor with neighbouring (IPA and SHG) authorities / organisations).</u></p>
18		Map D	<i>Insert Map D to accompany Policy CS5a</i>
19		New paragraph	<p><i>Insert new paragraph after new Policy CS5a</i></p> <p><u>Wherstead Park</u></p> <p><u>The Wherstead Park complex (currently mainly used as CoOp Eastern Region HQ) is substantial employment site of 7.1 hectares, located just south of Ipswich. The site has some development constraints, including its relationship / junction access to the A14, together with an inadequate access road. However, it also enjoys significant advantages and opportunities, including the quality of environment in which it sits and the quality of environment afforded at the site itself. It is considered an unsustainable location for residential development. However, significant job opportunities and an important wider economic contribution are provided here and at other smaller developments nearby. It is important to both Babergh and Ipswich that the site is retained for employment related uses over the Plan period. There is also scope for consolidation of employment and commercial activities at the site. The Council will adopt a positive approach towards development that sustains this and ensures the future prosperity and viability of economic activity at Wherstead Park. It will also work closely with key partners including Ipswich Borough Council, Suffolk County Council and the Haven Gateway Partnership towards these ends. As far the situation is known at present, there are not reasons to expect this site to be vacated by the current main occupiers during the Plan period.</u></p>

20	New Policy	<p><i>Insert new Policy CS5b</i></p> <p><u>Policy CS5b Wherstead Park Strategic Employment Land Allocation</u></p> <p><u>The existing Wherstead Office Park (7.1 hectares), Wherstead is allocated for retention in employment uses as shown on Map E. A further 3.3 hectares of land immediately to the west is allocated for B1 development, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Residential development will not be considered acceptable at this collective site, apart from the conversion of the existing gatehouse buildings at the entrance of the Office Park from The Street. The new greenfield allocation must be developed in the context of its adjacent site, although the latter may not be subject to redevelopment itself in the Plan period.</u></p> <p><u>Development should comply with other policies in this Local Plan particularly Policy CS10, and other subsequent documents. Applications will be assessed with regard to:</u></p> <ul style="list-style-type: none"> • <u>the setting of the listed buildings;</u> • <u>protection of the playing field; and mature landscaping belts;</u> • <u>no material adverse landscape impacts on the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty;</u> • <u>no material adverse impacts on neighbouring residential amenity;</u> • <u>provision of a new access from the A137 (designed and constructed to adoptable standards) to serve both the existing and new employment site, and closure of existing access from The Street to all but cyclists, pedestrians and emergency vehicles;</u> • <u>production of a green travel plan / contribution(s) to provision of local bus services;</u> <p><u>Implementation and Delivery</u></p> <p><u>The Council will deliver its commitment to retention and promotion of the main Wherstead Park site in employment / commercial uses by working closely with leading partners including: Ipswich Borough Council; Suffolk County Council; Haven Gateway Partnership and the site's owner(s) / occupier(s). Any major changes leading to a loss of employment floorspace or significant diminution in occupation levels during the Plan period will prompt a review (to align with regular monitoring and review of sub-regional and locally strategic employment sites in the A14 corridor with neighbouring (IPA and SHG) authorities / organisations).</u></p> <p><u>The additional 3.3 ha. of land remain allocated at this point but this will be reviewed and the allocation reconfirmed or deleted in the subsequent local plan / DPD documents.</u></p>
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21		Map E	<i>Insert Map E to accompany Policy CS5b</i>
22		New policy	<p><i>Insert new Policy CS6a</i></p> <p><u>Policy CS6a Brantham Regeneration Area Allocation</u></p> <p><u>Land at Brantham Industrial Area is allocated as a regeneration area and special policy area (as shown on Map F) where the retention of current and future employment uses is to be prioritised and the redevelopment of obsolete buildings and under-used land achieves a balanced form of mixed-use development.</u></p> <p><u>Comprehensive redevelopment proposals for the whole of the allocated site will be informed and guided by feasibility / viability evidence and a masterplan. Together these will ensure the enhancement and balanced regeneration of the site; provide for the maximum possible retention and enhancement of local employment opportunities; deliver an appropriate level of residential development and community facilities; create new areas of public open space and enhancement of pedestrian and cycle links between the site and the village.</u></p> <p><u>A. The land north of the railway line (25 ha.), being the former Wardle Storey and ICI (now ITW) works sites, forms the priority area for redevelopment, where new and retained employment land uses should predominate in principle</u></p> <p><u>B. The land south of the railway line (partly previously developed) (15 ha.) is expected to be subject to minimal or no new development. In this area, the opportunity to provide and enhance natural ecological assets should be prioritised</u></p> <p><u>C. The scale location and form of residential development should be determined with regard to:</u></p> <ul style="list-style-type: none"> <u>• a level that is proportionate in scale to the existing village / parish and capable of satisfactory assimilation;</u> <u>• the need to ensure that new residential development is provided in suitable location(s) in relation to flood risk;</u> <u>• the need to provide a satisfactory relationship with other land uses, including potential ‘bad neighbour’ activities and processes; and</u> <u>• where access to local facilities, services and employment opportunities are maximised; addressing the meeting of identified housing needs</u>

		<p><u>Development should comply with other policies in this Local Plan particularly Policy CS10, and other subsequent documents. Applications will be assessed with regard to:</u></p> <ul style="list-style-type: none"> <u>an appraisal of the nature, extent and means of remediation of any land contamination present on the site;</u> <u>production of a Flood Risk Assessment;</u> <u>protection of the biodiversity and wider river environment in the locality and any opportunities for enhancement;</u> <u>protection of the area's cultural heritage;</u> <u>impacts on existing landscaping tracts, together with proposals for mitigation / further landscaping measures;</u> <u>landscape impacts on the wider Dedham Vale and Suffolk Coast and Heaths Areas of Outstanding Natural Beauty;</u> <u>no material adverse impacts on neighbouring residential amenity;</u> <u>satisfactory improvements to and integration with the local road network, including vehicular access to the A137, separation of industrial and residential traffic within the site, the integration of pedestrian and cycle links, the production of a green travel plan, and contribution(s) to provision of local bus services.</u> <u>development feasibility / viability evidence</u> <p><u>Implementation and Delivery</u></p> <p><u>The Council is committed to achieving the positive, prompt and beneficial regeneration of this site and will continue to work constructively and proactively with landowners / developer(s) and other interests towards that end. The Council will also pursue and support in principle initiative(s) aimed at securing external funding for the successful delivery of this site's regeneration (where justified) or accelerating its timescale if appropriate.</u></p> <p><u>Given the lead time required to resolve complex planning and development issues; ensure a satisfactory form of development; and to see the build out of the regeneration area, a specific phasing period for this scheme within the Plan period is not considered appropriate.</u></p> <p><u>Progress will be regularly monitored and the latest position reflected in regular employment land reviews and trajectories. If there is no progress with preliminary work enabling this site to be redeveloped within five years of adoption of this local plan the allocation will be the subject of review (in consultation with neighbouring authorities).</u></p>
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23		Map F	<i>Insert Map F to accompany Policy CS6a</i>
24	39 - 40	Policy CS6	<p>Policy CS6: Strategy for Development in <u>for</u> Core and Hinterland Villages</p> <p>Proposals for development in <u>for</u> Core Villages will be approved on sites allocated in the Site Allocations DPD, and elsewhere where proposals score positively when assessed against Policy CS10 and the following matters are addressed to the satisfaction of the local planning authority (or other decision maker) where relevant and appropriate to the scale and location of the proposal:</p> <ul style="list-style-type: none"> • site location and sequential approach to site selection; • Sustainability Appraisal; • Locally identified need - housing and employment, and specific local needs such as affordable housing; • Locally identified community needs; and • Cumulative impact of development in the area. <p>Comprehensive redevelopment proposals for the site identified and allocated as the Brantham Industrial Area in the 2006 Babergh Local Plan will be approved where proposals comply with criteria in Local Plan Policy EM06 and policies in this Core Strategy, principally Policy CS10.</p> <p>Development in Hinterland Villages will be approved where proposals are able to demonstrate a close functional relationship to the existing settlement on sites where the relevant issues listed above are addressed to the satisfaction of the local planning authority (or other decision maker) and where the proposed development:</p> <ul style="list-style-type: none"> • is well designed and appropriate in size / scale, layout and character to its setting and to the village, • is adjacent or well related to the existing pattern of development for that settlement, • meets a proven local need, such as affordable housing or targeted market housing identified in an adopted community local plan/neighbourhood plan, • supports local services and/or creates or expands employment opportunities, and • does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster. <p>The cumulative impact of development both within the Hinterland Village in which the development is proposed and within the functional cluster of villages in which it is located will be a material consideration when assessing such proposals.</p>

			<p>All proposals for development in Hinterland Villages must demonstrate how they meet the criteria list above.</p> <p>The Core and Hinterland Villages identified in the Spatial Strategy provide for the day-to-day needs of local communities, and facilities and services such as shops, post offices, pubs, petrol stations, community halls, etc that provide for the needs of local communities will be safeguarded.</p> <p>New retail, leisure and community uses appropriate in scale and character to the role, function and appearance to their location will be encouraged in Core and Hinterland Villages, subject to other policies in the Core Strategy <u>and Policies document</u>, particularly Policy CS10, and other subsequent (adopted) documents as appropriate.</p>
25	52	Policy CS8	<p>Policy CS8: Renewable / Low Carbon Energy</p> <p><u>All new development will be required to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use.</u></p> <p>Development within the New Directions of Growth and other large-scale development proposals will be required to use on-site renewable, decentralised, or low carbon energy sources with the aim of achieving a <u>10% reduction</u> in the predicted carbon dioxide emissions of the development.</p> <p>In other cases the Council will support proposals for development that includes on-site low and zero carbon technologies including, where appropriate, proposals to retro-fit existing buildings as part of schemes to extend or convert those buildings.</p> <p>Opportunities for incorporating renewable/low carbon energy provision into new development, and/or producing renewable/low carbon energy may be identified in the Site Allocations DPD.</p> <p>In all cases, the Council will encourage and support community initiatives, including linking with / contributing to the provision of local off-site renewable energy sources and the use of energy service companies (ESCOs) or similar energy saving initiatives.</p> <p>Note 1: Development such as wind turbines will not automatically be viewed as sustainable sources of renewable energy, as in unsuitable locations they can result in increases in mortality among birds <u>and bats</u>. The impacts on receptors such as European sites will need to be considered for each individual allocation or scheme proposal.</p>

			<p>Note 2: The Development Management and Site Allocations DPDs will contain more detailed policies which are likely to include site specific requirements in respect of renewable energy, and the submission of Energy Statements to demonstrate that the requirements of Policy CS8 and other relevant policies have been met. <u>In addition, the Council intends to produce further guidance on how to interpret the 10% carbon dioxide reduction requirement.</u></p> <p>Note 3: The local planning authority will determine which development proposals are considered to be “large-scale”.</p>
26	56 - 57	Policy CS10	<p>Policy CS10: <u>Implementing Sustainable Development in Babergh</u></p> <p>Proposals for development must respect the local context and character of the different parts of the district, and where relevant should demonstrate how the proposal addresses the key issues and contributes to meeting the objectives of the Babergh <u>this Local Plan</u>. All new development within the district, will be required to demonstrate the principles of sustainable development and will be assessed against the Ppresumption in favour of sustainable development – as interpreted and applied locally to the Babergh context (through the policies and proposals of the BDF <u>this Local Plan</u>), and in particular, and where appropriate to the scale and nature of the proposal, should:</p> <ul style="list-style-type: none"> • respect the landscape, landscape features, streetscape/townscape, <u>historic assets</u>, important spaces and historic views; • make a positive contribution to the local character, shape and scale of the area; • protect or create jobs and / or <u>and sites to</u> strengthen or diversify the local economy <u>particularly through the potential for new employment in higher skilled occupations to help to reduce the level of out-commuting, and raise workforce skills and incomes;</u> • ensure an appropriate level of services, facilities and infrastructure are available or provided to serve the proposed development; • retain, protect or enhance local services and facilities and rural communities; • <u>consider the aspirations and level and range of support required to address deprivation, access to services, and the wider needs of an aging population and also those of smaller rural communities;</u> • protect and enhance biodiversity, prioritise the use of brownfield land for development, and make efficient use of greenfield land and scarce resources; • address climate change through design, adaptation, mitigation and by incorporating or producing sources of renewable or low-carbon energy; • make provision for open space, amenity, leisure and play through providing, enhancing and contributing to the green infrastructure of the district;

			<ul style="list-style-type: none"> • create green spaces and / or extend existing green infrastructure to provide <u>opportunities for exercise and access</u> to shady outdoor space within new developments, and increase the connectivity of habitats and the enhancement of biodiversity, and mitigate some of the impacts of climate change e.g. enhancement of natural cooling and reduction in the heat island effect, provision of pollution sequestration for the absorption of greenhouse gases, and through the design and incorporation of flood water storage areas, sustainable drainage systems (SUDs); • minimise both the exposure of people and property to the risks of all sources of flooding as well as the risk from flooding to people and property, and incorporate, flood mitigation and/or flood resilience measures by taking a sequential risk-based approach to development, and where appropriate, reduce overall flood risk and incorporate measures to manage and mitigate flood risk; • minimise surface water run-off and incorporate sustainable drainage systems (SUDs) where appropriate; • <u>minimise the demand for potable water in line with, or improving on government targets, and ensure there is no deterioration of the status of the water environment in terms of water quality, water quantity and physical characteristics;</u> • minimise waste (including waste water) during construction, and promote and provide for the reduction, re-use and recycling of all types of waste from the completed development; • be designed to make the best use of the site in terms of solar energy, passive heating and cooling, natural light and natural ventilation; • use sustainable building methods that optimise energy and water efficiency, and use techniques, minimise the energy demand of the site through appropriate layout and orientation (passive design) and the use of building methods, materials and construction techniques that optimise energy efficiency methods and materials and are resilient to climate change (e.g. resilience to high winds and driving rain); • <u>promote healthy living and</u> be accessible to people of all abilities including those with mobility impairments; • <u>protect air quality and ensure the implementation of the Cross Street (Sudbury) Air Quality Action Plan is not compromised;</u> • seek to minimise the need to travel by car using the following hierarchy: walking, cycling, public transport, commercial vehicles and cars) thus improving air quality; and • where appropriate to the scale of the proposal, provide a transport assessment/andTravel Plan showing how car based travel to and from the site can be minimised, and proposals for the provision of infrastructure and opportunities for electric, plug-in hybrid vehicles, and car sharing schemes.
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			<p>Development Briefs / Masterplans will be required for the New Directions of Growth, and for sites which by virtue of size, location or proposed mix of uses are determined by the local planning authority to require a master planning approach. A landscape / townscape appraisal, multifunctional Green Infrastructure strategy, and Design Concept statement will be essential components for Development Briefs and Masterplans.</p> <p><u>The production of development briefs/masterplans will be required where proposals warrant such an approach owing to the scale, location or mix of uses. A landscape/townscape appraisal, energy strategy, multifunctional green infrastructure strategy and design and a design concept statement will be essential components of development briefs and masterplans, alongside the sustainability assessments required in Policy CS7.</u></p> <p>Proposals for development must ensure adequate protection, and enhancement, <u>compensation and / or mitigation, as appropriate is are</u> given to distinctive local features which characterise the landscape and heritage assets of Babergh's built and natural environment outside boundaries of designated sites covered by statutory legislation. <u>within designated sites covered by statutory legislation, such as AsONB, Conservation Areas, etc. and local designations such as Special Landscape Areas and County Wildlife Sites, and also local features and habitats that fall outside but are these identified areas.</u> In particular proposals should protect and where possible enhance the landscape and heritage areas including habitats and features of landscape, historic, architectural, archaeological, biological, hydrological and geological interest. Adaptation or mitigation will be required if evidence indicates there will be damaging impacts if a proposal is otherwise acceptable and granted planning permission.</p> <p>Within <u>regard to</u> the SPAs and Ramsar sites any development that would have an adverse effect on the integrity of a European site either alone or in combination with other plans or projects will be refused (see Note 2).</p> <p>Note 1: Mitigation, adaptation and enhancement will need to reflect the existing landscape character and / or historic pattern / characteristics and provide relevant features appropriate to the specific area / location including habitat type, respecting the biodiversity, geodiversity or historic character of the location affected. Biodiversity in this context includes, but is not limited to, legally protected sites.</p> <p>Note 2: that is unless the project passes the tests in Regulation 62 of The Conservation of Habitats and Species Regulations 2010 as referred to above.</p> <p>Note 3: The Development Management and Site Allocations DPDs will contain more detailed policies which are likely to include site specific requirements in respect of sustainable design and development (<u>including Code for Sustainable Homes levels [or equivalent replacement standard]</u>), and the submission of Sustainability Statements to demonstrate that the requirements of Policy CS10 and other relevant policies have been met.</p>
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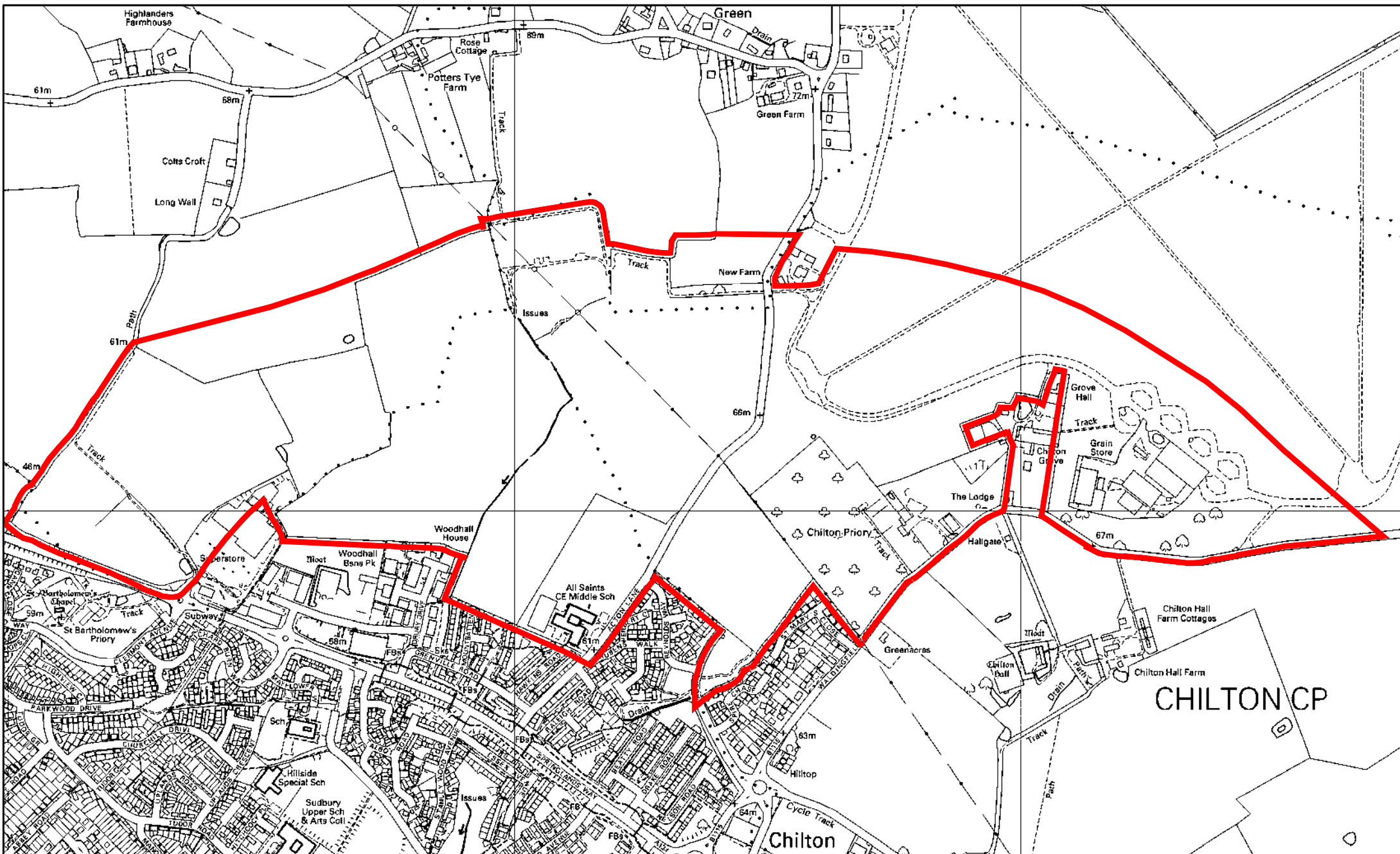
27	59	Policy CS11	<p>Policy CS11: Town, Village and Local Centres</p> <p>Retail, leisure, tourism, cultural and office development will continue to be focussed in Sudbury, <u>and</u> Hadleigh, the Ipswich urban fringe at Copdock, <u>and</u> in village and local centres at an appropriate scale and character for the location, and in new local centres located in the New Directions of Growth.</p> <p>New town centre <u>retail, leisure and similar service</u> uses, particularly <u>including</u> evening and night-time uses, will be assessed for potential impact, including cumulative impact, on the character and function of the centre/<u>area</u>, anti-social behaviour and crime, including considering security issues raised by crowded places, and the amenities of nearby residents, as well as on town centre <u>the</u> vitality and viability <u>of existing centres</u>.</p> <p><u>The Council will make provision for up to 11,000 square metres of comparison retail goods by 2021 in Sudbury. This will be based on the sequential approach.</u></p> <p><u>An extension in size or intensification of retail uses in the Babergh Ipswich Fringe adjacent to the A14 / A12 / A1214 Copdock interchange will not be supported, to protect the town centre vitality and viability of Ipswich and Hadleigh, and the protection and provision of local facilities within residential neighbourhoods on the edge of Ipswich.</u></p> <p><u>Implementation and Delivery:</u></p> <p><u>A Local Plan / DPD will facilitate the allocation of the comparison goods retail floorspace in Sudbury. The DPD is programmed for adoption by 2017. Progress on the DPD and the allocation will be closely monitored and reviewed as follows:</u></p> <ul style="list-style-type: none"> i) <u>2017: review progress of Local Plan/ DPD</u> ii) <u>2020: review progress of delivery of retail allocation</u>
28	62	Policy CS12	<p><i>Delete Policy CS12: Note policy wording moved to new paragraph, see below:</i></p> <p><u>Policy CS12: Local Economic Strategy</u></p> <p><u>The Council's strategy is to encourage and promote proposals that strengthen the local economy and provide a diversity of employment opportunities. The following existing business sectors are identified as major employers in the district:</u></p>



			<ul style="list-style-type: none">• <u>Manufacturing</u>• <u>port related logistics/warehousing and distribution</u>• <u>ICT</u>• <u>Non-B Use Class businesses including tourism, leisure and hospitality, education, health and welfare</u> <p><u>Development for these sectors will be encouraged, and where appropriate, clusters and / or networks will be identified through allocations and policies in other DPDs or other documents. All proposals for development should comply with other policies in the Core Strategy, particularly Policy CS10, and other subsequent documents as appropriate.</u></p>
29	New paragraph		<p><i>Insert new paragraph with heading, incorporating the wording from Policy CS12:</i></p> <p><u>Local Economic Strategy: Spatial Implications</u></p> <p><u>The Core Strategy and Policies document identifies and allocates those locations and sites that are of strategic importance to delivery of the economic strategy. These are set out in Policy CS2 and in their own subsequent policies, although the IP8 site (Ipswich) will be considered further and dealt with in a subsequent document. A number of other smaller employment locations / sites remain allocated across the district (covered at present by Local Plan saved policies) and the available evidence (ELR late 2009) indicates that these should be retained. This evidence and the sites concerned will be kept under review and considered for potential renewal by site allocations in later document(s) of the new Local Plan, where appropriate. In line with the ELR findings and recommendations and subsequent evidence, it may also be necessary to make new allocations at that time, particularly for the Ipswich Policy Area / A14 corridor. The detailed basis for these will be determined by further evidence preparation and review and allocations to be made in the latest Local Plan documents when they are produced.</u></p> <p><u>Further employment land / jobs delivery evidence is being prepared, along with more specific, joint, cross-boundary research on A14 corridor employment sites. This will facilitate the preparation and maintenance of an employment land / jobs trajectory for the Plan period. It will be supported by detailed information on each site (including deliverability) and the whole exercise supported by ongoing monitoring in line with the Plan, monitor, manage approach.</u></p> <p><u>The Council's strategy is to encourage and promote proposals that strengthen the local economy and provide a diversity of employment opportunities. The following existing business sectors are identified as major employers in the district:</u></p>

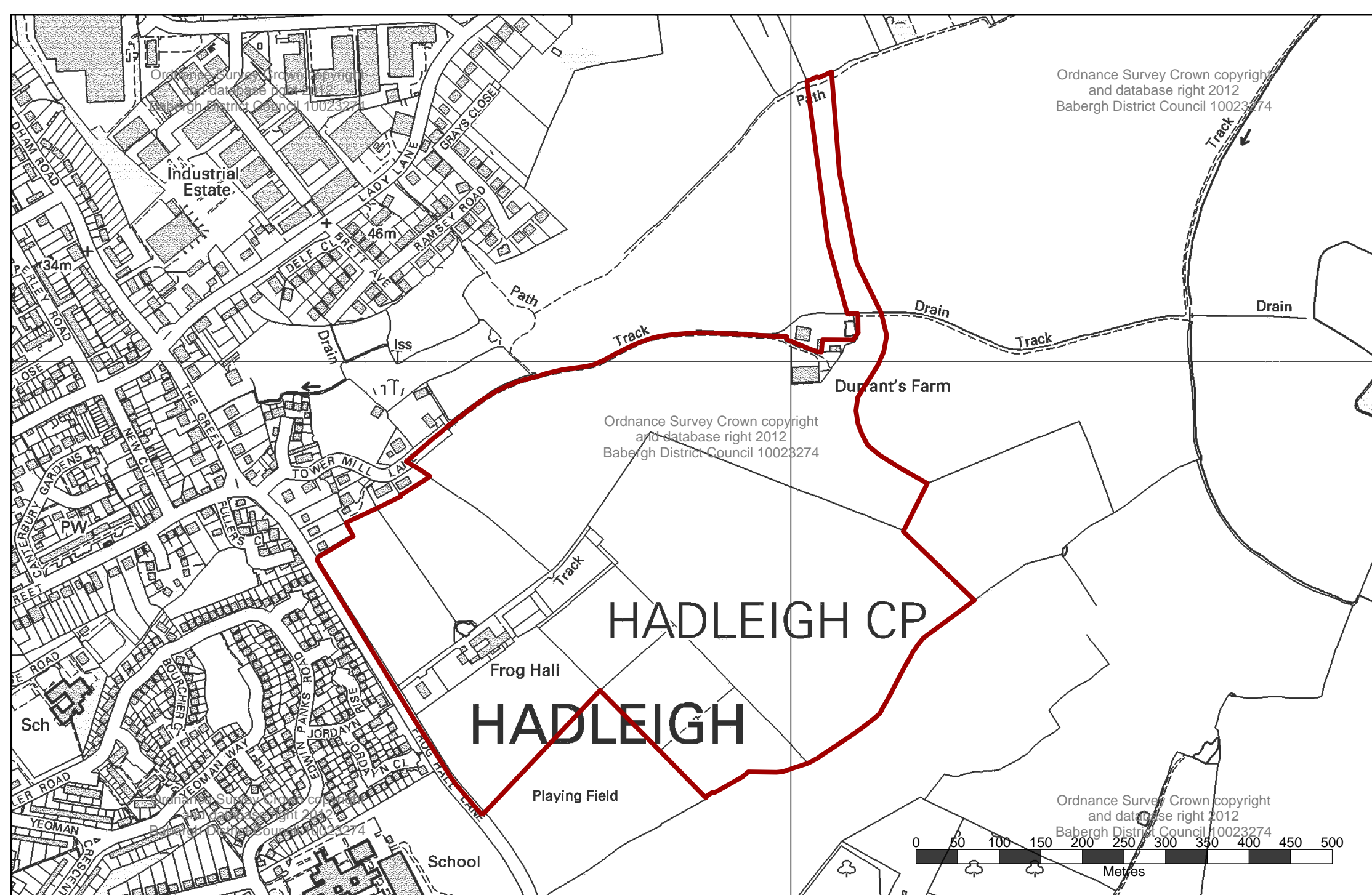
			<ul style="list-style-type: none"> • <u>Manufacturing</u> • <u>port related logistics/warehousing and distribution</u> • <u>ICT</u> • <u>Non-B Use Class businesses including tourism, leisure and hospitality, education, health and welfare</u> <p><u>Development for these sectors will be encouraged, and where appropriate, clusters and / or networks will be identified through allocations and policies in subsequent Local Plan documents. All proposals for development should comply with other policies in the Core Strategy and Policies document, particularly Policy CS10, and other subsequent documents as appropriate.</u></p>
30	65	Policy CS14	<p>Policy CS14: Mix and Types of Dwellings</p> <p>All new housing developments will be expected to comply with other relevant policies in this Core Strategy, particularly Policy CS10, and to contribute towards providing a mix of dwelling types and sizes to provide for the accommodation needs of the whole population of Babergh district, including those of vulnerable groups (such as the elderly and those with special needs), <u>Residential development that provide for the needs of the District's population, particularly the needs of older people will be supported</u> where such local needs exist, and at a scale appropriate to the size of the development.</p> <p>The mix, type and size of the housing development proposed on all sites will be expected to reflect established needs in the Babergh district.</p> <p>Development on strategic housing sites or mixed use developments with a substantial residential element will be required to make provision for the accommodation needs of vulnerable or identified groups of people, as reflected in established local needs <u>assessments</u>.</p> <p>New pitches/<u>plots</u> will be provided at an appropriate level and in suitable locations to meet the identified needs of Gypsies and Travellers in the district if these arise. The preferred approach to any provision necessary meeting identified needs is to be through <u>major developments, strategic housing sites or mixed use developments</u> or through small, rural exceptions sites <u>according to the settlement pattern,</u> and depending upon the nature of identified need. Proposals will be assessed against the policies of this Core Strategy <u>Local Plan</u> (particularly Policies <u>CS1 and CS10</u>) and relevant policies of subsequent DPD(s).</p>

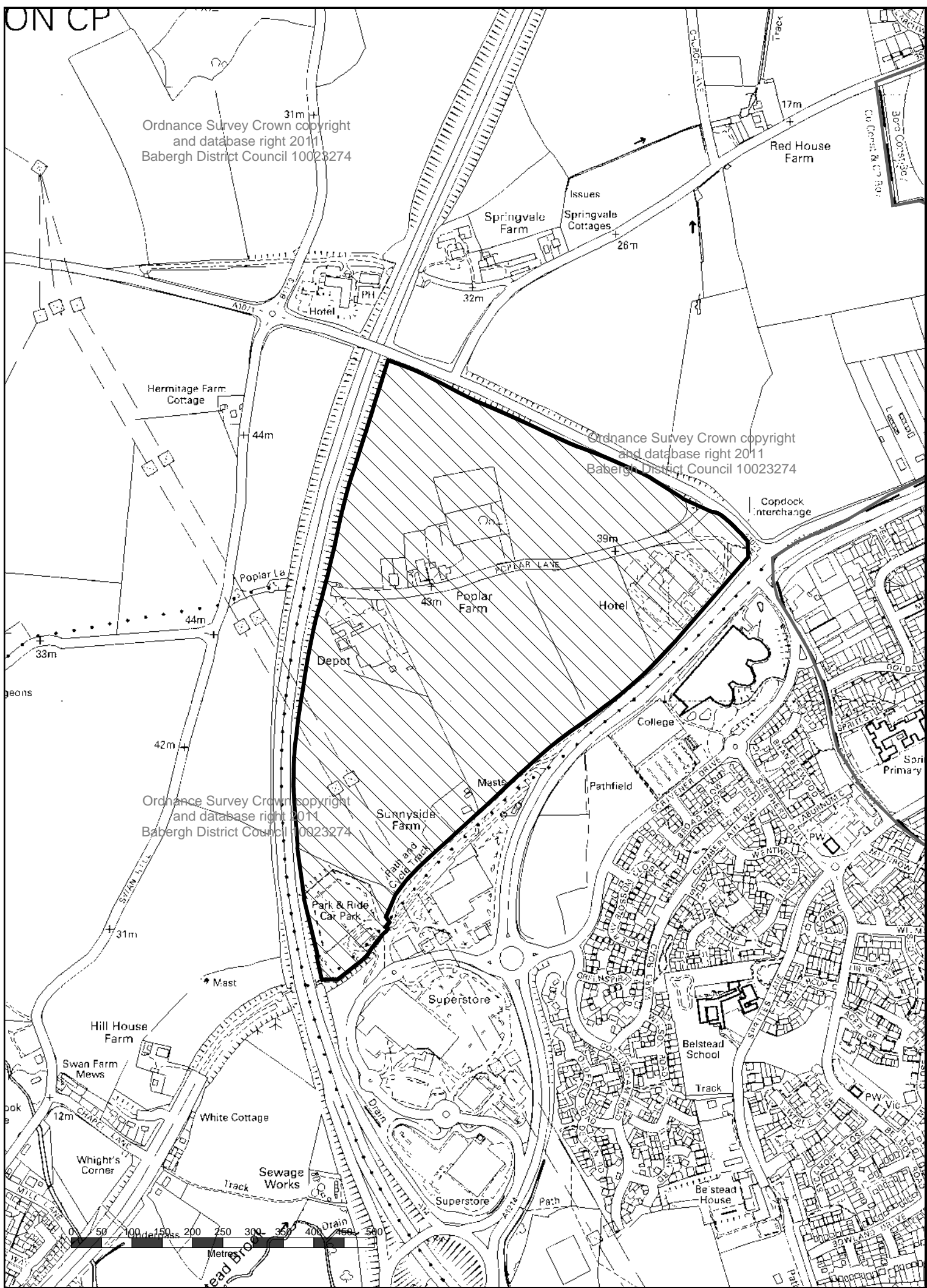
			<p>Note: 'strategic housing sites' are the largest allocations in the Babergh those identified in this Local Plan Alteration No.2 that remain undeveloped, together with the larger sites that will be allocated in the BDF. This will include site allocation policies that will set out the requirements for the development, including any specific accommodation needs that have been identified through evidence based studies (such as the Housing Needs Survey /Strategic Housing Market Assessment or Local (Parish) needs surveys). 'Accommodation needs' include the need for appropriately designed market housing, as well as a mix of social housing sizes and types designed to meet the affordable housing policy targets.</p>
31	67	3.5.4	<p><i>Delete all of section 3.5.4 Affordable Homes Delivery Target</i></p> <p>3.5.4 Affordable Homes Delivery Target</p> <p>The Council will keep its affordable housing needs and associated evidence (such as that on financial viability) under review, updating it as necessary. Having regard to the available evidence of need, market conditions and other factors, it is considered difficult to stipulate a precise affordable housing delivery target for the whole 20-year lifespan of the Core Strategy to 2031. This is also because the level of need and nature of markets / financial viability are dynamic and the evidence has to be up-to-date.</p> <p>Another key factor is that the Council's own actions and interventions are so critical in determining the numbers of units provided, particularly given the circumstances of Babergh not being a high housing growth area. It is therefore considered that an appropriate, firm target is best set for the first 5 years of the Core Strategy period and that this should be determined by our own plans, projections and proposed actions.</p> <p>Accordingly, Babergh has determined an affordable housing delivery programme target of 500 new units within the 5-year period from 2009-2010 to 2013-4 (100 per year on average). This annual figure (100) is also provided as an indicative level for the Plan period beyond 2013-4. This figure may be reviewed and revised as circumstances change and in particular, if they become more favourable towards affordable homes delivery. This has been set at a level that we feel will make the most substantial impact that we can, yet is also realistic and achievable. This level also has regard to the overall proposed level of new homes provision (300 per year). Providing the right kind of new homes, including affordability, is fundamental to the overall strategy of this Plan. It has been necessary to change the Plan's approach and policies so that they are oriented to meet this target level of new provision. Babergh's Strategic Plan priority theme of delivering quality homes that local people can afford (to buy or rent) demonstrates the Council's sustained corporate commitment towards this objective.</p>

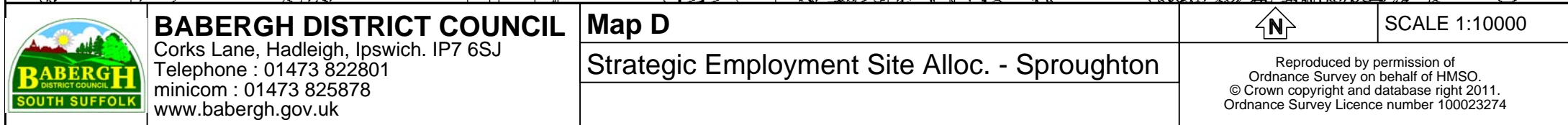
32	68	Policy CS15	<p>Policy CS15: Affordable Homes</p> <p>In order to promote achievement of Babergh's medium-term target of 500 new affordable homes by 2013-14 (and thereafter its current indicative or revised target) <u>inclusive and mixed communities all residential development*</u> will be required to provide a minimum of 35% affordable housing. Individual targets may be set for New Directions of Growth and in Core Villages in Area Action Plan and Site Allocation DPDs.</p> <p>Where the proposed development is for a single <u>only one or two dwellings</u>¹, and where affordable homes cannot be provided on site, a commuted sum will be required². The tenure types, mixes and sizes of affordable homes will reflect established needs in the District³. Where proven, issues of The onus is on developers to provide documentary evidence to support cases where development viability and tenure mix will be considered to <u>is a proven issue, and where such cases are accepted the local planning authority will determine an appropriate proportion of</u> affordable homes, requirements on site tenure mix and/or appropriate levels of commuted sums on a site-by-site basis.</p> <p><u>Note 1: * Where a net gain of dwelling(s) is involved</u></p> <p><u>Note 2: Supplementary guidance will be produced for the time of the policy's introduction to make clear the contributions to be required and will be regularly updated</u></p> <p><u>Note 3: As reflected in the most up to date Strategic Housing Market Assessment and Tenancy Strategy or other relevant evidence</u></p>
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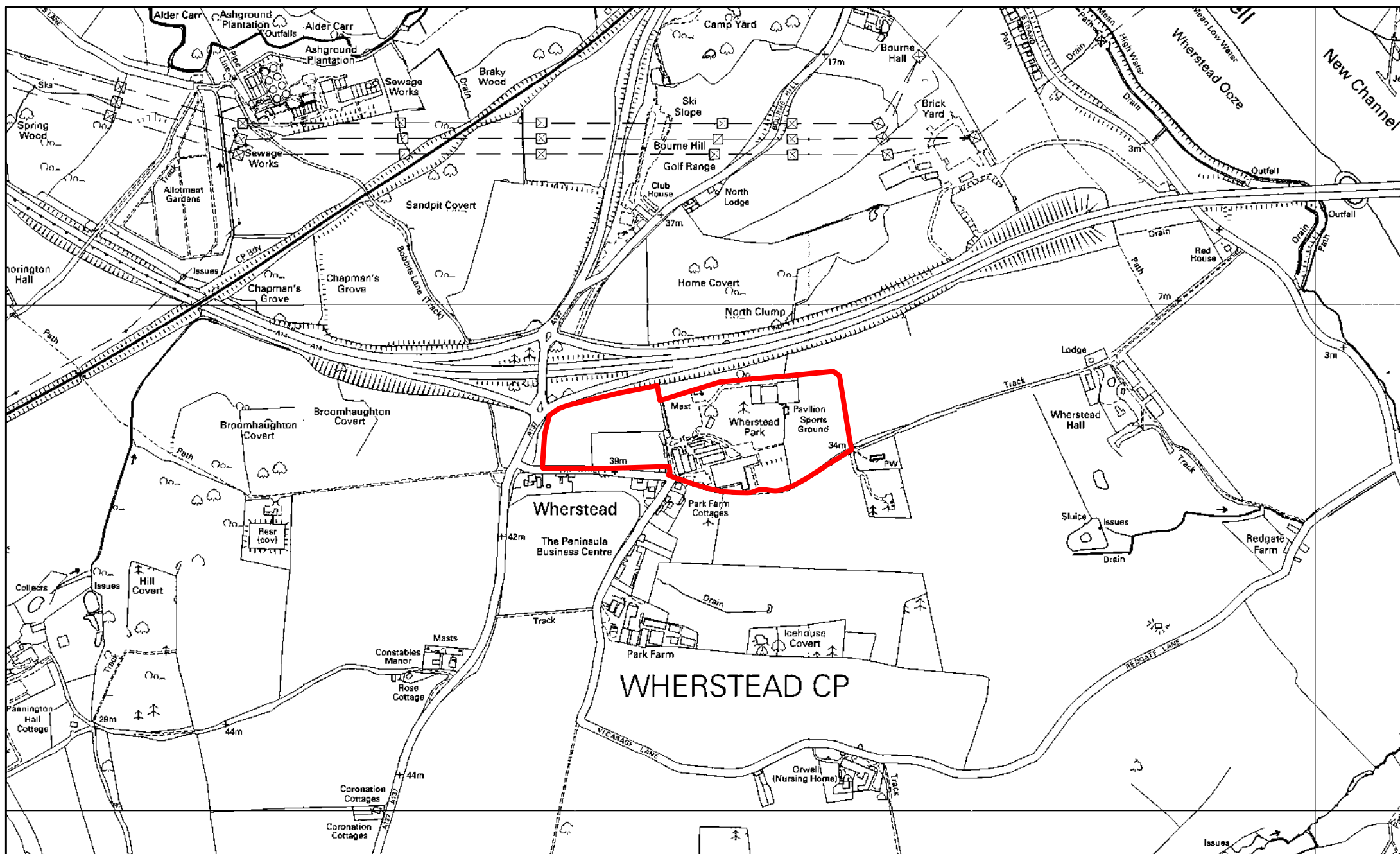


	BABERGH DISTRICT COUNCIL Corks Lane, Hadleigh, Ipswich. IP7 6SJ Telephone : 01473 822801 minicom : 01473 825878 www.babergh.gov.uk	Map A Sudbury Strategic Allocation –Chilton	<div data-bbox="1747 1372 1814 1420">  </div> <div data-bbox="1926 1372 2199 1420"> SCALE 1:10000 </div> <div data-bbox="1702 1436 2199 1546"> Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2011. Ordnance Survey Licence number 100023274 </div>
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Map E

Strategic Employment Site Alloc. – Wherstead



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Date Printed : 31/05/2012

