



Babergh District Council
Local Development Framework
Submission Core Strategy

Sustainability Appraisal

Appendices Part III

September 2011

Babergh District Council Local Development Framework

Submission Core Strategy

Sustainability Appraisal Report Appendices Part III

September 2011

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Appendix A – Broad Locations Assessment

A.1 Broad Locations Assessment Tables

Table A-1- Key to Broad Locations Assessment











	In conformity with the criterion		Not relevant to criterion / Neutral effects
	Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified		Insufficient information is available
	In conflict with the criterion		

Table A-2- - Assessment Results for Broad Location 1 - Hadleigh

SA Objective		Indicator	Findings	Assessment Scale
Broad Location 1 - Hadleigh				
Proposed Use - Mixed Use				
Social				
1	To improve the health of the population overall	Is it within 30 mins of a GP, dentist and hospital by public transport?	The broad location is within 30min of a GP by public transport. The nearest GP is located in about approximately 1.3km.	
		Will it lead to a loss of public open space or open access land?	The broad location development will not result in a loss of public open space.	
		Will it improve accessibility by Public Rights of Way?	Nearby Public Rights of Way will improve accessibility to the broad location. The broad location is adjacent to a footpath and cycle link.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 mins of a school by public transport?	The broad location is within 30 mins of a school by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	It is within walkable and cyclable distances. The nearest primary school is located about approximately 700 metres from the broad location.	



SA Objective		Indicator	Findings	Assessment Scale
4	To reduce poverty and social exclusion	Will the broad location be situated near or within LSOAs in the most deprived 20% to 40% in the country?	As the broad location is not situated close or within a deprived area, opportunities for regeneration are not likely.	
5	To improve access to key services for all sectors of the population	Is it within 30 mins of the town centre by public transport?	The broad location is within 30 mins of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	It is within cyclable distance but not walkable distance. Town centre is located approximately 1km from the broad location.	
		Is it within 30 mins of a supermarket/ shopping centre by public transport?	The broad location is within 30 mins of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	It is within cyclable distances but not walkable distance. The nearest grocery shop is located about 1km from the broad location.	
		Is the broad location proposed for mixed-use development with good accessibility to local facilities?	The broad location is proposed for mixed use development and will have good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the broad location proposed for employment or mixed use with employment included?	The broad location is proposed for mixed use development with employment included.	
7	To meet the housing requirements of the whole community	Is the broad location proposal over the relevant thresholds for the application of affordable housing policy? Babergh Local Plan policy HS08 specifies that sites which come forward for residential development in a settlement with a population of 3,000 or more and which are 0.5 hectares or more in size, capable of accommodating at least 15 dwellings, or on sites of similar size and capacity on which a renewal of planning permission is sought, the District Council will require up to 35% of dwellings to be provided in the form of affordable housing to meet identified local needs.	The broad location would be capable of accommodating larger sites and provision of affordable housing.	

SA Objective		Indicator	Findings	Assessment Scale
8	To improve the quality of where people live and encourage community participation	Does the broad location have a good access to natural green space?	The broad location is adjacent to a public green space which may stimulate social interaction.	
Environmental				
9	To maintain and where possible improve water quality	Is the broad location proposed within a groundwater source protection zone?	The broad location is not situated within a groundwater source protection zone.	
10	To maintain and where possible improve air quality	Is the broad location proposed within an Air Quality Management Area (AQMA)?	The broad location is not within an AQMA.	
11	To conserve soil resources and quality	Is the broad location proposed on Greenfield land?	The broad location is proposed on Greenfield Land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The broad location is located on Grade 3 Agricultural Land.	
		Will it lead to remediation of contaminated land?	There are no potentially contaminated sites within the area of the broad location, so effects against this indicator are neutral.	
14	To reduce the effects of traffic on the environment	Does the broad location have good accessibility to local facilities (as assessed above)?	The broad location can be accessed by public transport, therefore, it should help minimise the need for travel and reliance on the private car.	
15	To reduce emissions of greenhouse gases from energy consumption	Will the broad location proposal promote the incorporation of small-scale renewable in developments?	The size of the broad location will allow for development proposals to incorporate the required proportion of energy from decentralised and renewable or low-carbon sources.	
16	To reduce vulnerability to climatic events	Does the broad location lie within the flood risk zones (2, 3a, 3b) identified in the SERA and have a proposed 'non-compatible' use or is located within 9m of a river?	The broad location is not situated within Flood Zones 2, 3a or 3b or in proximity to a water course.	



SA Objective		Indicator	Findings	Assessment Scale
17	To conserve and enhance biodiversity and geodiversity	Is the broad location in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or broad location of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 2-4 km of a SPA, SAC or SSSI. Differentiation is made between European and national designations given a different level of protection granted to these sites.	The broad location is situated approximately 900m west of the Hintlesham Woods SSSI.	
		Is the broad location in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 500m of a site.	Part of the broad location is located approximately 500m east of the Railway Walk Local Nature Reserve.	
		Are BAP habitats known to be represented within the broad location?	There are no BAP habitats within the broad location or in its proximity.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The broad location within 500m of a SSSI will be coded red and within 1km will be coded amber. The broad location adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSIs or RIGS in proximity of this broad location.	
18	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings within or adjacent to the broad location?	There are no listed buildings within or adjacent to the broad location.	
		Is the broad location in or adjacent to a Conservation Area? Note: The broad locations located in a Conservation Area were coded red, those within 40 metres of a town Conservation Area or within 800m of a village Conservation Area (a PPG2 criteria) were coded orange and broad locations not in	The nearest Conservation Area is located approximately 250m west of the broad location. However, this is the Conservation Area within the town, which is not likely to be affected by new development at the edge of the town.	



SA Objective		Indicator	Findings	Assessment Scale
		proximity to any Conservation Areas were coded green.		
		Is the broad location in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Historic Park and Garden.	The broad location is not situated in proximity to a Historic Park and Garden.	
		Does the broad location contain or it is adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a SAM.	The nearest SAM is Toppesfield Bridge located approximately 1km away from the broad location.	
		Does the broad location fall within or it is adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of an Area of Archaeological Importance or a potential archaeological site.	The broad location is adjacent to a site of archaeological interest. However, this is only a tiny section along the northern border of the location.	
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Do parts of the broad location cover or they are adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Green Corridor.	The broad location does not cover and not being adjacent to a Green Corridor.	
		Is the broad location in or adjacent to areas of designated landscapes (AONB, Environmentally Sensitive Areas)?	The broad location does not overlap with the area designated as Special Landscape Area or AONB.	

SA Objective		Indicator	Findings	Assessment Scale
		Will the broad location development lead to coalescence of urban extensions with nearby villages?	The development of the broad location will not lead to coalescence of any villages with the urban extension.	
Economic				
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the broad location proposed for mixed-use development or employment?	The broad location is proposed for mixed-use development accommodating employment uses.	
21	To revitalise town centres	Is the broad location proposed for mixed-use development or employment in town centres?	The proposed broad location is located at the edge of the town, not providing immediate benefits to the vitality of the town centre.	
22	To encourage efficient patterns of movement in support of economic growth	Is the broad location proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The broad location is located in proximity to a public transport route with the nearest bus stop in approximately 120 meters from it.	
23	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The broad location is proposed for mixed-use development accommodating employment and other uses, which should stimulate investment flows.	
Summary Assessment				
<p>The broad location abuts Hadleigh settlement boundary. Development of sites within it would lead to the loss of greenfield agricultural land. On the positive side this broad location benefits from the services and facilities offered within Hadleigh and it has the advantage of being located in close proximity to public transport routes and Public Rights of Way. The broad location is not at flood risk. Proposed mixed use development should help minimise the need for travel. The broad location has been identified to be situated in proximity to the SSSI and LNR. It is also adjacent to an Area of Archaeological Importance and a Special Landscape Area and it is situated in a relative proximity to a village Conservation Area. These identified constraints do not represent 'show stoppers' for the broad location's development but will need to be carefully considered at the later stage of the sites allocation process.</p>				



Table A-3- Assessment Results for Broad Location 2 - Hadleigh

SA Objective		Indicator	Findings	Assessment Scale
Broad Location 2 – Hadleigh				
Proposed Use - Housing Development/ Mixed Use				
Social				
1	To improve the health of the population overall	Is it within 30 mins of a GP, dentist and hospital by public transport?	The broad location is within 30min of a GP by public transport. The nearest GP is located approximately 400m from the broad location.	
		Will it lead to a loss of public open space or open access land?	The development of the broad location will not result in any loss of public open space.	
		Will it improve accessibility by Public Rights of Way?	Nearby Public Rights of Way will improve accessibility to the broad location.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 mins of a school by public transport?	The broad location is within 30 mins of a school by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	It is within walkable and cyclable distances. The nearest primary school is located approximately 700 metres from the broad location.	
4	To reduce poverty and social exclusion	Will the broad location be situated near or within LSOAs in the most deprived 20% to 40% in the country?	As the broad location is not situated close or within a deprived area, opportunities for regeneration are not likely.	
5	To improve access to key services for all sectors of the population	Is it within 30 mins of the town centre by public transport?	The broad location is within 30 mins of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	It is within cyclable and walkable distance. Town centre is located approximately 600m from the broad location.	
		Is it within 30 mins of a supermarket/ shopping centre by public transport?	The broad location is within 30 mins of a shops/supermarkets by public transport.	



SA Objective		Indicator	Findings	Assessment Scale
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	It is within cyclable and walkable distance. The nearest supermarket is located approximately 500m from the broad location.	
		Is the broad location proposed for mixed-use development with good accessibility to local facilities?	The broad location is proposed for mixed use development and will have good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the broad location proposed for employment or mixed use with employment included?	The broad location is proposed for mixed use development with employment included.	
7	To meet the housing requirements of the whole community	Is the broad location proposal over the relevant thresholds for the application of affordable housing policy? Babergh Local Plan policy HS08 specifies that sites which come forward for residential development in a settlement with a population of 3,000 or more and which are 0.5 hectares or more in size, capable of accommodating at least 15 dwellings, or on sites of similar size and capacity on which a renewal of planning permission is sought, the District Council will require up to 35% of dwellings to be provided in the form of affordable housing to meet identified local needs.	The broad location would be capable of accommodating larger sites and provision of affordable housing.	
8	To improve the quality of where people live and encourage community participation	Does the broad location have a good access to natural green space?	The broad location is adjacent to a public green space which may stimulate social interaction.	
Environmental				
9	To maintain and where possible improve water quality	Is the broad location proposed within a groundwater source protection zone?	The broad location is situated within a groundwater source protection zone 3 (Total Catchment Zone).	
10	To maintain and where possible improve air quality	Is the broad location proposed within an Air Quality Management Area (AQMA)?	The broad location is not within an AQMA.	



SA Objective		Indicator	Findings	Assessment Scale
11	To conserve soil resources and quality	Is the broad location proposed on Greenfield land?	The broad location is proposed on Greenfield Land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The broad location is located on Grade 2 and 3 Agricultural Land.	
		Will it lead to remediation of contaminated land?	Although the broad location is largely a greenfield land, the eastern edges of it cover Brownfield sites that are potentially contaminated. Therefore, the development within this broad location may provide opportunities for remediation.	
14	To reduce the effects of traffic on the environment	Does the broad location have good accessibility to local facilities (as assessed above)?	The broad location can be accessed by public transport, therefore, it should help minimise the need for travel and reliance on the private car.	
15	To reduce emissions of greenhouse gases from energy consumption	Will the broad location proposal promote the incorporation of small-scale renewable in developments?	The size of the broad location will allow for development proposals to incorporate the required proportion of energy from decentralised and renewable or low-carbon sources.	
16	To reduce vulnerability to climatic events	Does the broad location lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	A small area, east of the broad location where the River Brett crosses the site, is partially located within Flood Zones 2 and 3. The remaining area is not within a Flood Risk Zone.	
17	To conserve and enhance biodiversity and geodiversity	Is the broad location in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or broad location of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 2-4 km of a SPA, SAC or SSSI. Differentiation is made between European and national designations given a different level of protection granted to these sites.	The broad location is not located in proximity to a SSSI, SAC or SPA.	



SA Objective		Indicator	Findings	Assessment Scale
		Is the broad location in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 500m of a site.	Part of two Local Nature Reserves, the Riverside Walk LNR and the Broom Hill, are located within the broad location.	
		Are BAP habitats known to be represented within the broad location?	There are no BAP habitats within the broad location or in its proximity.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The broad location within 500m of a SSSI will be coded red and within 1km will be coded amber. The broad location adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSIs or RIGS.	
18	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings within or adjacent to the broad location?	There are no listed buildings within or adjacent to the broad location.	
		Is the broad location in or adjacent to a Conservation Area? Note: The broad locations located in a Conservation Area were coded red, those within 40 metres of a town Conservation Area or within 800m of a village Conservation Area (a PPG2 criteria) were coded orange and broad locations not in proximity to any Conservation Areas were coded green.	A small area, in the eastern part of the broad location, is located within a Conservation Area.	
		Is the broad location in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Historic Park and Garden.	The broad location is not situated in proximity to a Historic Park and Garden.	



SA Objective		Indicator	Findings	Assessment Scale
		Does the broad location contain or it is adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a SAM.	There is one SAM, the Toppesfield Bridge, within the broad location area.	
		Does the broad location fall within or it is adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of an Area of Archaeological Importance or a potential archaeological site.	There are three relatively small sites of archaeological interest within the broad location.	
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Do parts of the broad location cover or they are adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Green Corridor.	The broad location does not cover and not being adjacent to a Green Corridor.	
		Is the broad location in or adjacent to areas of designated landscapes (AONB, Environmentally Sensitive Areas)?	The broad location is within a Special Landscape Area and partially within Environmentally Sensitive Areas, Suffolk River Valleys.	
		Will the broad location development lead to coalescence of urban extensions with nearby villages?	The development of the broad location will not lead to coalescence of any villages with the urban extension.	
Economic				
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The broad location is proposed for mixed-use development accommodating employment uses.	



SA Objective		Indicator	Findings	Assessment Scale
21	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The proposed broad location is located at the edge of the town, not providing immediate benefits to the vitality of the town centre.	
22	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The broad location is located in proximity to a public transport route with the nearest bus stop in approximately 200 meters from it.	
23	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The broad location is proposed for mixed-use development accommodating employment and other uses, which should stimulate investment flows.	
Summary Assessment				
<p>The development of sites within this broad location would result in the loss of greenfield agricultural land, apart from the eastern edges of the broad location. On the plus side, sites within the broad location would benefit from the services offered within Hadleigh and they would have the advantage of being located close to public transport route (the nearest bus stop is located approximately 200m from the broad location) and Public Rights of Way. The broad location would accommodate a mixed use development, offering good accessibility to local facilities. The development within the eastern edges of the broad location may provide opportunities for remediation. A water body (River Brett) crosses the broad location which is partially located within Flood Zones 2 and 3. Development within the broad location may affect the quality of groundwater, as it is located within a groundwater source protection zone 3 (Total Catchment Zone). The other environmental constraints identified for this broad location include the following: parts of the two Local Nature Reserves are located within its area; the broad location is partially located within a Conservation Area and an Area of Archaeological Importance, with one SAM (the Toppesfield Bridge) located within it and it is located within a Special Landscape Area. These identified constraints do not represent 'show stoppers' for the broad location's development but will need to be carefully considered at the later stage of the sites allocation process. Where possible areas of higher environmental sensitivity should be avoided or mitigation measures should be incorporated in the site design and development to avoid potential effects on ecological and heritage assets and their settings.</p>				

Table A-4 - Assessment Results for Broad Location 3 - Hadleigh

SA Objective		Indicator	Findings	Assessment Scale
Broad Location 3 - Hadleigh				
Proposed Use - Housing Development/ Mixed Use.				
Social				
1	To improve the health of the population overall	Is it within 30 mins of a GP, dentist and hospital by public transport?	The broad location is within 30min of a GP by public transport. The nearest GP is located about approximately 800m from the broad location.	
		Will it lead to a loss of public open space or open access land?	The development within the broad location may result in a loss of public open space.	
		Will it improve accessibility by Public Rights of Way?	Nearby Public Rights of Way will improve accessibility to the broad location.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 mins of a school by public transport?	There is a school within the broad location - Beaumont Community Primary School.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	There is a school within the broad location - Beaumont Community Primary School.	
4	To reduce poverty and social exclusion	Will the broad location be situated near or within LSOAs in the most deprived 20% to 40% in the country?	As the broad location is not situated close or within a deprived area, opportunities for regeneration are not likely.	
5	To improve access to key services for all sectors of the population	Is it within 30 mins of the town centre by public transport?	The broad location is within 30 mins of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	It is within cyclable and walkable distance. Town centre is located approximately 400m from the broad location.	
		Is it within 30 mins of a supermarket/ shopping centre by public transport?	The broad location is within 30 mins of a shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	It is within cyclable and walkable distance. The nearest grocery shop is located approximately 300m from the broad location.	
		Is the broad location proposed for mixed-use development with good accessibility to local facilities?	The broad location is proposed for mixed use development and will have good accessibility to local facilities.	

SA Objective		Indicator	Findings	Assessment Scale
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the broad location proposed for employment or mixed use with employment included?	The broad location is proposed for mixed use development with employment included.	
7	To meet the housing requirements of the whole community	Is the broad location proposal over the relevant thresholds for the application of affordable housing policy? Babergh Local Plan policy HS08 specifies that sites which come forward for residential development in a settlement with a population of 3,000 or more and which are 0.5 hectares or more in size, capable of accommodating at least 15 dwellings, or on sites of similar size and capacity on which a renewal of planning permission is sought, the District Council will require up to 35% of dwellings to be provided in the form of affordable housing to meet identified local needs.	The broad location would be capable of accommodating larger sites and provision of affordable housing.	
8	To improve the quality of where people live and encourage community participation	Does the broad location have a good access to natural green space?	The broad location is adjacent to a public green space which may stimulate social interaction.	
Environmental				
9	To maintain and where possible improve water quality	Is the broad location proposed within a groundwater source protection zone?	The broad location is situated within a groundwater source protection zones 2 and 3 (Outer Zone and Total Catchment Zone).	
10	To maintain and where possible improve air quality	Is the broad location proposed within an Air Quality Management Area (AQMA)?	The broad location is not within an AQMA.	
11	To conserve soil resources and quality	Is the broad location proposed on Greenfield land?	The broad location is proposed on Greenfield and Urban Land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The broad location is located on Grade 3 Agricultural Land and urban area.	
		Will it lead to remediation of contaminated land?	Some areas within the broad location are identified as potentially contaminated sites. Therefore, development within this broad location may provide opportunities for remediation.	

SA Objective		Indicator	Findings	Assessment Scale
14	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The broad location can be accessed by public transport, therefore, it should help minimise the need for travel and reliance on the private car.	
15	To reduce emissions of greenhouse gases from energy consumption	Will the broad location proposal promote the incorporation of small-scale renewable in developments?	The size of the broad location will allow for development proposals to incorporate the required proportion of energy from decentralised and renewable or low-carbon sources.	
16	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The broad location is partially (i.e. a section in the middle of the location and a small pocket in the north-east) located within Flood Zones 2 and 3, where the River Brett crosses it. The remaining area is not within a Flood Risk Zone.	
17	To conserve and enhance biodiversity and geodiversity	Is the broad location in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or broad location of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 2-4 km of a SPA, SAC or SSSI. Differentiation is made between European and national designations given a different level of protection granted to these sites.	There is a SSSI, Hintlesham Woods, located within 4km radius of the broad location in easterly direction.	
		Is the broad location in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 500m of a site.	Part of the broad location lies within 500m of the Riverside Walk Local Nature Reserve.	
		Are BAP habitats known to be represented within the broad location?	There are no BAP habitats within the broad location or in its proximity.	



SA Objective		Indicator	Findings	Assessment Scale
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The broad location within 500m of a SSSI will be coded red and within 1km will be coded amber. The broad location adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSIs or RIGS.	
18	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings within or adjacent to the broad location?	There are no listed building within or adjacent to the broad location.	
		Is the broad location in or adjacent to a Conservation Area? Note: The broad locations located in a Conservation Area were coded red, those within 40 metres of a town Conservation Area or within 800m of a village Conservation Area (a PPG2 criteria) were coded orange and broad locations not in proximity to any Conservation Areas were coded green.	The south-western section of the broad location lies within the town conservation area.	
		Is the broad location in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Historic Park and Garden.	The broad location is not located in proximity to a Historic Park and Garden.	
		Does the broad location contain or it is adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a SAM.	The nearest SAM is Toppesfield Bridge located approximately 700m away from the broad location.	

SA Objective		Indicator	Findings	Assessment Scale
		Does the broad location fall within or it is adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of an Area of Archaeological Importance or a potential archaeological site.	A significant area within the broad location is identified as sites of archaeological interest.	
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Do parts of the broad location cover or they are adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Green Corridor.	The broad location does not cover and not being adjacent to a Green Corridor.	
		Is the broad location in or adjacent to areas of designated landscapes (AONB, Environmentally Sensitive Areas)?	The broad location lies partially within a Special Landscape Area and partially within Environmentally Sensitive Areas, Suffolk River Valleys.	
		Will the broad location development lead to coalescence of urban extensions with nearby villages?	The development of the broad location will not lead to coalescence of any villages with the urban extension.	
Economic				
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The broad location is proposed for mixed-use development accommodating employment uses.	
21	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The proposed broad location is located at the edge of the town, not providing immediate benefits to the vitality of the town centre.	
22	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The broad location is located in proximity to a public transport route with the nearest bus stop in approximately 200 meters from it.	
23	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The broad location is proposed for mixed-use development accommodating employment and other uses, which should stimulate investment flows.	



SA Objective	Indicator	Findings	Assessment Scale
Summary Assessment			
<p>The development of sites within this broad location would result in the loss of some greenfield agricultural land and public open space. However, the development within the broad location may also provide opportunities for remediation of potentially contaminated sites. Sites within the broad location would benefit from the services offered within Hadleigh as well as have the advantage of being located close to Public Rights of Way and public transport route - the nearest bus stop is located approximately 200m from the broad location. The broad location would accommodate a mixed use development, offering good accessibility to local facilities. A water body (River Brett) crosses the location which is partially located within Flood Zones 2 and 3. Development within this broad location may affect the quality of groundwater, as it is located within a groundwater source protection zones 2 and 3 (Outer Zone and Total Catchment Zone). Parts of the proposed broad location are located in proximity of Hintlesham Woods SSSI and Riverside Walk Local Nature Reserve. The location is also located within a Special Landscape Area and a Conservation Area and is adjacent to an Area of Archaeological Importance. At this planning stage the identified constraints do not represent 'show stoppers' but need to be carefully considered at the later stage of the sites allocation process. This may necessitate incorporation of mitigation measures in the site design and development to avoid potential effects on ecological and heritage assets and their settings.</p>			



Table A-5- Assessment Results for Broad Location 4 – Sudbury

SA Objective		Indicator	Findings	Assessment Scale
Broad Location 4 - Sudbury				
Proposed Use - Housing Development/ Mixed Use.				
Social				
1	To improve the health of the population overall	Is it within 30 mins of a GP, dentist and hospital by public transport?	The broad location is within 30min of a GP by public transport. The nearest GP is located approximately 600m from the broad location.	
		Will it lead to a loss of public open space or open access land?	The development within the broad location may result in a loss of public open space.	
		Will it improve accessibility by Public Rights of Way?	Nearby Public Rights of Way will improve accessibility to the broad location. The broad location contains cycle links within.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 mins of a school by public transport?	The broad location is within 30 mins of a primary school by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	It is within cyclable distance but not within walking distance. The nearest primary school is located approximately 1.5km from the broad location.	
4	To reduce poverty and social exclusion	Will the broad location be situated near or within LSOAs in the most deprived 20% to 40% in the country?	As the broad location is not situated close or within a deprived area, opportunities for regeneration are not likely.	
5	To improve access to key services for all sectors of the population	Is it within 30 mins of the town centre by public transport?	The broad location is within 30 mins of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	It is within cyclable and walkable distance. Town centre is located approximately 800m from the broad location.	
		Is it within 30 mins of a supermarket/ shopping centre by public transport?	The broad location is within 30 mins of a shops/supermarkets by public transport.	



SA Objective		Indicator	Findings	Assessment Scale
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	It is within cyclable distance but not within walking distance. The nearest grocery shop is located approximately 1km from the broad location.	
		Is the broad location proposed for mixed-use development with good accessibility to local facilities?	The broad location is proposed for mixed use development and will have good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the broad location proposed for employment or mixed use with employment included?	The broad location is proposed for mixed use development with employment included.	
7	To meet the housing requirements of the whole community	Is the broad location proposal over the relevant thresholds for the application of affordable housing policy? Babergh Local Plan policy HS08 specifies that sites which come forward for residential development in a settlement with a population of 3,000 or more and which are 0.5 hectares or more in size, capable of accommodating at least 15 dwellings, or on sites of similar size and capacity on which a renewal of planning permission is sought, the District Council will require up to 35% of dwellings to be provided in the form of affordable housing to meet identified local needs.	The broad location would be capable of accommodating larger sites and provision of affordable housing.	
8	To improve the quality of where people live and encourage community participation	Does the broad location have a good access to natural green space?	The broad location contains natural green spaces within it, which may help stimulate social interaction.	
Environmental				
9	To maintain and where possible improve water quality	Is the broad location proposed within a groundwater source protection zone?	The broad location is situated within a groundwater source protection zone 2 (Outer Zone).	
10	To maintain and where possible improve air quality	Is the broad location proposed within an Air Quality Management Area (AQMA)?	Although the location is not adjacent to the AQMA, it is in some proximity to such area and it is likely this could potentially have a negative effect on the area.	



SA Objective		Indicator	Findings	Assessment Scale
			Also in terms of pollution this area is rated amongst some of the worst in the country since cross street is very narrow.	
11	To conserve soil resources and quality	Is the broad location proposed on Greenfield land?	The broad location is partially proposed on Greenfield Land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The broad location is located on Grades 2 and 3 Agricultural Land and urban area.	
		Will it lead to remediation of contaminated land?	Some areas within the broad location are identified as potentially contaminated sites. Therefore, development within this broad location may provide opportunities for remediation.	
14	To reduce the effects of traffic on the environment	Does the broad location have good accessibility to local facilities (as assessed above)?	The broad location can be accessed by public transport, therefore, it should help minimise the need for travel and reliance on the private car.	
15	To reduce emissions of greenhouse gases from energy consumption	Will the broad location proposal promote the incorporation of small-scale renewable in developments?	The size of the broad location will allow for development proposals to incorporate the required proportion of energy from decentralised and renewable or low-carbon sources.	
16	To reduce vulnerability to climatic events	Does the broad location lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The broad location is partially located (i.e. pockets in northern and eastern parts of the location) within Flood Zones 2 and 3. The remaining area is not within a Flood Risk Zone.	



SA Objective		Indicator	Findings	Assessment Scale
17	To conserve and enhance biodiversity and geodiversity	Is the broad location in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or broad location of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 2-4 km of a SPA, SAC or SSSI. Differentiation is made between European and national designations given a different level of protection granted to these sites.	The Cornard Mere SSSI is located to the south-east within a 4 km distance but further than 2km away from the broad location.	
		Is the broad location in proximity to a County Wildlife Site, Local Nature Reserve (LNR) or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 500m of a site.	A small area within the northern part of the broad location lies within the Sudbury Common Lands Local Nature Reserve and is also adjacent to the Railway Walks Local Nature Reserve.	
		Are BAP habitats known to be represented within the broad location?	A small part of the north east side of the location contains a BAP priority habitat - Coastal, Floodplain Grazing Marsh. Mitigation measures would need to be put in place to avoid negative effects of future development.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The broad location within 500m of a SSSI will be coded red and within 1km will be coded amber. The broad location adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSIs or RIGS.	



SA Objective		Indicator	Findings	Assessment Scale
18	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings within or adjacent to the broad location?	There are no listed building within or adjacent to the broad location.	
		Is the broad location in or adjacent to a Conservation Area? Note: The broad locations located in a Conservation Area were coded red, those within 40 metres of a town Conservation Area or within 800m of a village Conservation Area (a PPG2 criteria) were coded orange and broad locations not in proximity to any Conservation Areas were coded green.	The northern-eastern section of the broad location lies within the town conservation area.	
		Is the broad location in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Historic Park and Garden.	The broad location is not located in proximity to a Historic Park and Garden.	
		Does the broad location contain or it is adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a SAM.	The broad location is not located in proximity to a SAM.	
		Does the broad location fall within or it is adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of an Area of Archaeological Importance or a potential archaeological site.	There are few sites of archaeological importance within the broad location. Their size is relatively small compared to the whole size of the location.	



SA Objective		Indicator	Findings	Assessment Scale
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Do parts of the broad location cover or they are adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Green Corridor.	The broad location does not cover and not being adjacent to a Green Corridor.	
		Is the broad location in or adjacent to areas of designated landscapes (AONB, Environmentally Sensitive Areas)?	The broad location lies within a Special Landscape Area and partially within Environmentally Sensitive Areas, Suffolk River Valleys.	
		Will the broad location development lead to coalescence of urban extensions with nearby villages?	The development of the broad location may lead to coalescence of urban extension with Middleton.	
Economic				
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the broad location proposed for mixed-use development or employment?	The broad location is proposed for mixed-use development accommodating employment uses.	
21	To revitalise town centres	Is the broad location proposed for mixed-use development or employment in town centres?	The proposed broad location is located at the edge of the town, not providing immediate benefits to the vitality of the town centre.	
22	To encourage efficient patterns of movement in support of economic growth	Is the broad location proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The broad location is located in proximity to a public transport route with bus stops located within its area.	
23	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The broad location is proposed for mixed-use development accommodating employment and other uses, which should stimulate investment flows.	
Summary Assessment				



SA Objective	Indicator	Findings	Assessment Scale
<p>The development of sites within this broad location may result in the loss of some greenfield agricultural land and public open space. However, it may also offer opportunities for remediation of potentially contaminated sites. It also may lead to coalescence of the urban extension with Middleton. Sites allocated within this broad location would benefit from the services offered within Sudbury and would have the advantage of proximity to Public Rights of Way and public transport route with bus stops located within the location. The broad location would accommodate a mixed use development, offering good accessibility to local facilities. The broad location partially lies within Flood Zones 2 and 3. Development within this location may affect the quality of groundwater, as it is located within a groundwater source protection zone 2 (Outer Zone). The proposed broad location lies within a relative proximity to Cornard Mere SSSI and the northern parts of the location are within the Sudbury Common Lands Local Nature Reserve and also adjacent to the Railway Walks Local Nature Reserve. The broad location also lies within a Special Landscape Area, partially within a Conservation Area and Environmentally Sensitive Areas and hosts a BAP priority habitat. At this planning stage the identified constraints do not represent 'show stoppers' but need to be carefully considered at the later stage of the sites allocation process. This may necessitate incorporation of mitigation measures in the site design and development to avoid potential effects on ecological and heritage assets and their settings.</p>			

Table A-6- Assessment Results for Broad Location 5 – Sudbury

SA Objective		Indicator	Findings	Assessment Scale
Broad Location 5 - Sudbury				
Proposed Use - Housing Development/ Mixed Use				
Social				
1	To improve the health of the population overall	Is it within 30 mins of a GP, dentist and hospital by public transport?	The broad location is within 30min of a GP by public transport. The nearest GP is located approximately 2.8km from the broad location.	
		Will it lead to a loss of public open space or open access land?	The broad location is not likely to result in any loss of public open space.	
		Will it improve accessibility by Public Rights of Way?	Nearby Public Rights of Way will improve accessibility to the broad location. There are cycle links close to the broad location (about 300m south and 400m west of the broad location).	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 mins of a school by public transport?	The site is within 30 mins of a school by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	It is within walking and cyclable distance. The nearest school is adjacent to the broad location.	
4	To reduce poverty and social exclusion	Will the broad location be situated near or within LSOAs in the most deprived 20% to 40% in the country?	As the broad location is not situated close or within a deprived area, opportunities for regeneration are not likely.	
5	To improve access to key services for all sectors of the population	Is it within 30 mins of the town centre by public transport?	The broad location is within 30 mins of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	It is within cyclable distance but not within walkable distance. Town centre is located approximately 1.5km from the broad location.	



SA Objective		Indicator	Findings	Assessment Scale
		Is it within 30 mins of a supermarket/ shopping centre by public transport?	The broad location is within 30 mins of a shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	It is within cyclable and walking distances. The nearest grocery shop is adjacent to the broad location.	
		Is the broad location proposed for mixed-use development with good accessibility to local facilities?	The broad location is proposed for mixed use development and will have good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the broad location proposed for employment or mixed use with employment included?	The broad location is proposed for mixed use development with employment included.	
7	To meet the housing requirements of the whole community	Is the broad location proposal over the relevant thresholds for the application of affordable housing policy? Babergh Local Plan policy HS08 specifies that sites which come forward for residential development in a settlement with a population of 3,000 or more and which are 0.5 hectares or more in size, capable of accommodating at least 15 dwellings, or on sites of similar size and capacity on which a renewal of planning permission is sought, the District Council will require up to 35% of dwellings to be provided in the form of affordable housing to meet identified local needs.	The broad location would be capable of accommodating larger sites and provision of affordable housing.	
8	To improve the quality of where people live and encourage community participation	Does the broad location have a good access to natural green space?	The broad location contains natural green spaces within it, which may help stimulate social interaction.	
Environmental				



SA Objective		Indicator	Findings	Assessment Scale
9	To maintain and where possible improve water quality	Is the broad location proposed within a groundwater source protection zone?	The broad location is situated within a groundwater source protection zone 2 (Outer Zone) and is adjacent to an Inner Zone.	
10	To maintain and where possible improve air quality	Is the broad location proposed within an Air Quality Management Area (AQMA)?	The broad location is not within an AQMA.	
11	To conserve soil resources and quality	Is the broad location proposed on Greenfield land?	The broad location is proposed on Greenfield Land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The broad location is located on Grade 3 Agricultural Land.	
		Will it lead to remediation of contaminated land?	There are no potentially contaminated sites within the area of the broad location, so effects against this indicator are neutral.	
14	To reduce the effects of traffic on the environment	Does the broad location have good accessibility to local facilities (as assessed above)?	The broad location can be accessed by public transport, therefore, it should help minimise the need for travel and reliance on the private car.	
15	To reduce emissions of greenhouse gases from energy consumption	Will the broad location proposal promote the incorporation of small-scale renewable in developments?	The size of the broad location will allow for development proposals to incorporate the required proportion of energy from decentralised and renewable or low-carbon sources.	
16	To reduce vulnerability to climatic events	Does the broad location lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The broad location is not within a Flood Risk Zone.	



SA Objective		Indicator	Findings	Assessment Scale
17	To conserve and enhance biodiversity and geodiversity	Is the broad location in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or broad location of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 2-4 km of a SPA, SAC or SSSI. Differentiation is made between European and national designations given a different level of protection granted to these sites.	The broad location is not situated in proximity to a SPA, SAC or SSSI.	
		Is the broad location in proximity to a County Wildlife Site, Local Nature Reserve (LNR) or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 500m of a site.	The broad location is not located in proximity to a County Wildlife Site, LNR or Ancient Woodland. The nearest LNR is Sudbury Common Lands, located approximately 900m south-west of the broad location.	
		Are BAP habitats known to be represented within the broad location?	There are no BAP habitats within the broad location or in its proximity.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The broad location within 500m of a SSSI will be coded red and within 1km will be coded amber. The broad location adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSIs or RIGS.	
18	To conserve and where appropriate enhance areas of historical and	Are there any listed buildings within or adjacent to the broad location?	There are no listed buildings within or adjacent to the broad location.	



SA Objective		Indicator	Findings	Assessment Scale
	archaeological importance	Is the broad location in or adjacent to a Conservation Area? Note: The broad locations located in a Conservation Area were coded red, those within 40 metres of a town Conservation Area or within 800m of a village Conservation Area (a PPG2 criteria) were coded orange and broad locations not in proximity to any Conservation Areas were coded green.	The broad location is not within or adjacent to a Conservation Area.	
		Is the broad location in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Historic Park and Garden.	The broad location is not situated in proximity to a Historic Park and Garden. The nearest Historic Park and Garden is Chilton Hall, located approximately 500m south-east of the broad location.	
		Does the broad location contain or it is adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a SAM.	The broad location is located adjacent to a SAM, the Wood Hall Moated Site.	
		Does the broad location fall within or it is adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of an Area of Archaeological Importance or a potential archaeological site.	There are several sites of archaeological interest within the broad location.	



SA Objective		Indicator	Findings	Assessment Scale
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Do parts of the broad location cover or they are adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Green Corridor.	The broad location does not cover and not being adjacent to a Green Corridor.	
		Is the broad location in or adjacent to areas of designated landscapes (AONB, Environmentally Sensitive Areas)?	The broad location is not within or adjacent to areas of designated landscape.	
		Will the broad location development lead to coalescence of urban extensions with nearby villages?	The development of the broad location will not lead to coalescence of any villages with the urban extension.	
Economic				
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the broad location proposed for mixed-use development or employment?	The broad location is proposed for mixed-use development accommodating employment uses.	
21	To revitalise town centres	Is the broad location proposed for mixed-use development or employment in town centres?	The proposed broad location is located at the edge of the town, not providing immediate benefits to the vitality of the town centre.	
22	To encourage efficient patterns of movement in support of economic growth	Is the broad location proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The broad location is located in proximity to a public transport route with bus stops nearby its boundary.	
23	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The broad location is proposed for mixed-use development accommodating employment and other uses, which should stimulate investment flows.	
Summary Assessment				



SA Objective	Indicator	Findings	Assessment Scale
		<p>The development of sites within the broad location would result in the loss of greenfield agricultural land. However, sites allocated within this broad location would benefit from the services offered within Sudbury and have the advantage of being located in close proximity to Public Rights of Way and public transport route, with the nearest bus stop being adjacent to the location boundary. The broad location would accommodate a mixed use development, offering good accessibility to local facilities. One SAM, the Wood Hall Moated Site, is adjacent to the broad location. Development of the area may affect the quality of groundwater, as it is located within a groundwater source protection zone 2 (Outer Zone) and adjacent to an Inner Zone.</p>	



Table A-7- Assessment Results for Broad Location 6 – Sudbury

SA Objective		Indicator	Findings	Assessment Scale
Broad Location 6 - Sudbury				
Proposed Use - Housing Development/ Mixed Use				
Social				
1	To improve the health of the population overall	Is it within 30 mins of a GP, dentist and hospital by public transport?	The broad location is within 30min of a GP by public transport. The nearest GP is located approximately 1.8km from the broad location.	
		Will it lead to a loss of public open space or open access land?	The development within the broad location may result in a loss of public open space.	
		Will it improve accessibility by Public Rights of Way?	Nearby Public Rights of Way will improve accessibility to the broad location. There are cycle links within the broad location.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 mins of a school by public transport?	The broad location is within 30 mins of a school by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	It is within cyclable distance but not within walking distance. The nearest school is located approximately 1.2km from the broad location.	
4	To reduce poverty and social exclusion	Will the broad location be situated near or within LSOAs in the most deprived 20% to 40% in the country?	The broad location is partially situated within an LSOA with higher levels of deprivation (the most deprived 32% in the country); therefore, new development should provide opportunities for regeneration of the area.	
5	To improve access to key services for all sectors of the population	Is it within 30 mins of the town centre by public transport?	The broad location is within 30 mins of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	It is within cyclable distance but not within walkable distance. Town centre is located approximately 1.2km from the broad location.	



SA Objective		Indicator	Findings	Assessment Scale
		Is it within 30 mins of a supermarket/ shopping centre by public transport?	The broad location is within 30 mins of a shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	It is within cyclable distances but not walkable distance. The nearest grocery shop is located about 1.3km from the broad location.	
		Is the broad location proposed for mixed-use development with good accessibility to local facilities?	The broad location is proposed for mixed use development and will have good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the broad location proposed for employment or mixed use with employment included?	The broad location is proposed for mixed use development with employment included.	
7	To meet the housing requirements of the whole community	Is the broad location proposal over the relevant thresholds for the application of affordable housing policy? Babergh Local Plan policy HS08 specifies that sites which come forward for residential development in a settlement with a population of 3,000 or more and which are 0.5 hectares or more in size, capable of accommodating at least 15 dwellings, or on sites of similar size and capacity on which a renewal of planning permission is sought, the District Council will require up to 35% of dwellings to be provided in the form of affordable housing to meet identified local needs.	The broad location would be capable of accommodating larger sites and provision of affordable housing.	
8	To improve the quality of where people live and encourage community participation	Does the broad location have a good access to natural green space?	The broad location contains natural green spaces within it, which may help stimulate social interaction.	
Environmental				



SA Objective		Indicator	Findings	Assessment Scale
9	To maintain and where possible improve water quality	Is the broad location proposed within a groundwater source protection zone?	The broad location is situated within a groundwater source protection zones 2 and 3 (Outer Zone and Total Catchment Zone).	
10	To maintain and where possible improve air quality	Is the broad location proposed within an Air Quality Management Area (AQMA)?	The broad location is not within an AQMA.	
11	To conserve soil resources and quality	Is the broad location proposed on Greenfield land?	The broad location is proposed on Greenfield and Urban Land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The broad location is partially located on Grades 2 and 3 Agricultural Land and urban area.	
		Will it lead to remediation of contaminated land?	Some areas within the broad location are identified as potentially contaminated sites. Therefore, development within this broad location may provide opportunities for remediation.	
14	To reduce the effects of traffic on the environment	Does the broad location have good accessibility to local facilities (as assessed above)?	The broad location can be accessed by public transport, therefore, it should help minimise the need for travel and reliance on the private car.	
15	To reduce emissions of greenhouse gases from energy consumption	Will the broad location proposal promote the incorporation of small-scale renewable in developments?	The size of the broad location will allow for development proposals to incorporate the required proportion of energy from decentralised and renewable or low-carbon sources.	



SA Objective		Indicator	Findings	Assessment Scale
16	To reduce vulnerability to climatic events	Does the broad location lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The broad location is not within a Flood Risk Zone.	
17	To conserve and enhance biodiversity and geodiversity	Is the broad location in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or broad location of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 2-4 km of a SPA, SAC or SSSI. Differentiation is made between European and national designations given a different level of protection granted to these sites.	The Edwardstone Woods SSSI is located to the east within a 4 km distance but further than 2km away from the broad location.	
		Is the broad location in proximity to a County Wildlife Site, Local Nature Reserve (LNR) or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 500m of a site.	The broad location is not located in proximity to a County Wildlife Site or LNR and the nearest Ancient Woodland is located approximately 850m south of the broad location - the Abbas Hall Wood (Ancient and Semi-Natural Woodland)	
		Are BAP habitats known to be represented within the broad location?	There are no BAP habitats within the broad location or in its proximity.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The broad location within 500m of a SSSI will be coded red and within 1km will be coded amber. The broad location adjacent to RIGS	There are no geological SSSIs or RIGS.	



SA Objective		Indicator	Findings	Assessment Scale
		will be coded red and within 500m - amber.		
18	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings within or adjacent to the broad location?	There are no listed building within or adjacent to the broad location.	
		Is the broad location in or adjacent to a Conservation Area? Note: The broad locations located in a Conservation Area were coded red, those within 40 metres of a town Conservation Area or within 800m of a village Conservation Area (a PPG2 criteria) were coded orange and broad locations not in proximity to any Conservation Areas were coded green.	The broad location is not in or adjacent to a Conservation Area.	
		Is the broad location in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Historic Park and Garden.	The broad location is adjacent to a Historic Park and Garden, the Chilton Hall.	
		Does the broad location contain or it is adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a SAM.	The broad location is not located in proximity to a SAM.	



SA Objective		Indicator	Findings	Assessment Scale
		Does the broad location fall within or it is adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of an Area of Archaeological Importance or a potential archaeological site.	There are several sites of archaeological interest within the broad location.	
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Do parts of the broad location cover or they are adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Green Corridor.	The broad location does not cover and not being adjacent to a Green Corridor.	
		Is the broad location in or adjacent to areas of designated landscapes (AONB, Environmentally Sensitive Areas)?	The broad location is not within or adjacent to areas of designated landscapes.	
		Will the broad location development lead to coalescence of urban extensions with nearby villages?	The development of the broad location may lead to coalescence of urban extension with Great Waldingfield.	
Economic				
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the broad location proposed for mixed-use development or employment?	The broad location is proposed for mixed-use development accommodating employment uses.	
21	To revitalise town centres	Is the broad location proposed for mixed-use development or employment in town centres?	The proposed broad location is located at the edge of the town, not providing immediate benefits to the vitality of the town centre.	



SA Objective		Indicator	Findings	Assessment Scale
22	To encourage efficient patterns of movement in support of economic growth	Is the broad location proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The broad location is situated in proximity to a public transport route with bus stops located within it.	
23	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The broad location is proposed for mixed-use development accommodating employment and other uses, which should stimulate investment flows.	
Summary Assessment <p>The development of sites within this broad location would result in the loss of some greenfield agricultural land and possibly public open space. It may also lead to coalescence of the urban extension with Great Walmingfield. However, the sites within the broad location would benefit from the services offered within Sudbury and have the advantage of being located in close proximity to Public Rights of Way and public transport route, with the nearest bus stop located within the broad location area. The broad location would accommodate a mixed use development, offering good accessibility to local facilities. The proposed broad location is situated in a relative proximity of Edwardstone Woods SSSI (within 4km) and adjacent to a Historic Park and Garden. The development within the broad location would not be constrained by flood risk but it may affect the quality of groundwater, as it is located within a groundwater source protection zones 2 and 3 (Outer Zone and Total Catchment Zone).</p>				



Table A-8- Assessment Results for Broad Location 7 – Sudbury

SA Objective		Indicator	Findings	Assessment Scale
Broad Location 7 - Sudbury				
Proposed Use - Housing Development/ Mixed Use				
Social				
1	To improve the health of the population overall	Is it within 30 mins of a GP, dentist and hospital by public transport?	The broad location is within 30min of a GP by public transport. The nearest GP is located approximately 3km away.	
		Will it lead to a loss of public open space or open access land?	The development within the broad location may result in a loss of public open space. Great Cornard Country Park is located within the broad location.	
		Will it improve accessibility by Public Rights of Way?	Nearby Public Rights of Way will improve accessibility to the broad location.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 mins of a school by public transport?	The broad location is within 30 mins of a school by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	It is within walking and cyclable distance. The nearest school is within the broad location.	
4	To reduce poverty and social exclusion	Will the broad location be situated near or within LSOAs in the most deprived 20% to 40% in the country?	As the broad location is not situated close or within a deprived area, opportunities for regeneration are not likely.	
5	To improve access to key services for all sectors of the population	Is it within 30 mins of the town centre by public transport?	The broad location is within 30 mins of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	It is within cyclable distance but not within walkable distance. Town centre is located approximately 2km from the broad location.	
		Is it within 30 mins of a supermarket/ shopping centre by public transport?	The broad location is within 30 mins of a shops/supermarkets by public transport.	



SA Objective		Indicator	Findings	Assessment Scale
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	It is within cyclable distances but not walkable distance. The nearest grocery shop is located approximately 2.1km from the broad location.	
		Is the broad location proposed for mixed-use development with good accessibility to local facilities?	The broad location is proposed for mixed use development and will have good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the broad location proposed for employment or mixed use with employment included?	The broad location is proposed for mixed use development with employment included.	
7	To meet the housing requirements of the whole community	Is the broad location proposal over the relevant thresholds for the application of affordable housing policy? Babergh Local Plan policy HS08 specifies that sites which come forward for residential development in a settlement with a population of 3,000 or more and which are 0.5 hectares or more in size, capable of accommodating at least 15 dwellings, or on sites of similar size and capacity on which a renewal of planning permission is sought, the District Council will require up to 35% of dwellings to be provided in the form of affordable housing to meet identified local needs.	The broad location would be capable of accommodating larger sites and provision of affordable housing.	
8	To improve the quality of where people live and encourage community participation	Does the broad location have a good access to natural green space?	The broad location contains natural green spaces within it, which may help stimulate social interaction.	
Environmental				
9	To maintain and where possible improve water quality	Is the broad location proposed within a groundwater source protection zone?	The broad location is situated within a groundwater source protection zones 1 and 2 (Inner Zone and Outer Zone).	
10	To maintain and where possible improve air quality	Is the broad location proposed within an Air Quality Management Area (AQMA)?	The broad location is not within an AQMA.	



SA Objective		Indicator	Findings	Assessment Scale
11	To conserve soil resources and quality	Is the broad location proposed on Greenfield land?	The broad location is proposed on Greenfield and Urban Land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The broad location is situated on Grade 3 Agricultural Land and urban area.	
		Will it lead to remediation of contaminated land?	There are no potentially contaminated sites within the area of the broad location, so effects against this indicator are neutral.	
14	To reduce the effects of traffic on the environment	Does the broad location have good accessibility to local facilities (as assessed above)?	The broad location can be accessed by public transport, therefore, it should help minimise the need for travel and reliance on the private car.	
15	To reduce emissions of greenhouse gases from energy consumption	Will the broad location proposal promote the incorporation of small-scale renewable in developments?	The size of the broad location will allow for development proposals to incorporate the required proportion of energy from decentralised and renewable or low-carbon sources.	
16	To reduce vulnerability to climatic events	Does the broad location lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The broad location is not within a Flood Risk Zone.	
17	To conserve and enhance biodiversity and geodiversity	Is the broad location in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or broad location of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 2-4 km of a SPA, SAC or SSSI. Differentiation is made between European and national designations given a different level of protection granted to these sites.	The south-west corner of the broad location is adjacent to Cornard Mere SSSI.	



SA Objective		Indicator	Findings	Assessment Scale
		Is the broad location in proximity to a County Wildlife Site, Local Nature Reserve (LNR) or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 500m of a site.	The broad location is adjacent to Abbas Hall Wood (Ancient and Semi-Natural Woodland). Part of the location lies within 500m to this designation.	
		Are BAP habitats known to be represented within the broad location?	A small portion of the east edge of the location contains a BAP priority habitat - West Woodland and is adjacent to Reedbeds. Mitigation measures would need to be put in place to avoid negative effects of future development.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The broad location within 500m of a SSSI will be coded red and within 1km will be coded amber. The broad location adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSIs or RIGS.	
18	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings within or adjacent to the broad location?	There are no listed building within or adjacent to the broad location.	
		Is the broad location in or adjacent to a Conservation Area? Note: The broad locations located in a Conservation Area were coded red, those within 40 metres of a town Conservation Area or within 800m of a village Conservation Area (a PPG2 criteria) were coded orange and broad locations not in proximity to any Conservation Areas were coded green.	The broad location is not in or adjacent to a Conservation Area.	



SA Objective		Indicator	Findings	Assessment Scale
		Is the broad location in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Historic Park and Garden.	The broad location is not situated in proximity to a Historic Park and Garden.	
		Does the broad location contain or it is adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a SAM.	The broad location is not located in proximity to a SAM.	
		Does the broad location fall within or it is adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of an Area of Archaeological Importance or a potential archaeological site.	There are few sites of archaeological importance within the broad location. Their size is relatively small compared to the whole size of the location.	
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Do parts of the broad location cover or they are adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Green Corridor.	The broad location does not cover and not being adjacent to a Green Corridor.	
		Is the broad location in or adjacent to areas of designated landscapes (AONB, Environmentally Sensitive Areas)?	The broad location lies almost entirely within a Special Landscape Area.	
		Will the broad location development lead to coalescence of urban extensions with nearby villages?	The development of the broad location will not lead to coalescence of any villages with the urban extension.	
Economic				



SA Objective		Indicator	Findings	Assessment Scale
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the broad location proposed for mixed-use development or employment?	The broad location is proposed for mixed-use development accommodating employment uses.	
21	To revitalise town centres	Is the broad location proposed for mixed-use development or employment in town centres?	The proposed broad location is located at the edge of the town, not providing immediate benefits to the vitality of the town centre.	
22	To encourage efficient patterns of movement in support of economic growth	Is the broad location proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The broad location is located in proximity to a public transport route and there are bus stops located within its area.	
23	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The broad location is proposed for mixed-use development accommodating employment and other uses, which should stimulate investment flows.	
Summary Assessment				
<p>The development of sites within this broad location would result in the loss of some greenfield agricultural land and possibly public open space. The sites within this location would benefit from the services offered within Sudbury and have the advantage of good accessibility to Public Rights of Way and public transport route with bus stops within the location. The broad location would accommodate a mixed use development, offering good accessibility to local facilities. The development within the broad location would not be constrained by flood risk but it may affect the quality of groundwater, as it is located within a groundwater source protection zone 1 and 2 (Inner Zone and Outer Zone). Other environmental constraints identified include close proximity to Cornard Mere SSSI and Abbas Hall Wood (Ancient and Semi-Natural Woodland). The broad location is also situated within a Special Landscape Area and it hosts a BAP priority habitat. At this planning stage the identified constraints do not represent 'show stoppers' but need to be carefully considered at the later stage of the sites allocation process. This may necessitate incorporation of mitigation measures in the site design and development to avoid potential effects on ecological and heritage assets and their settings.</p>				

Table A-9- Assessment Results for Broad Location 8 – Ipswich Fringe

SA Objective		Indicator	Findings	Assessment Scale
Broad Location 8 - Ipswich Fringe				
Proposed Use - Housing Development/ Mixed Use.				
Social				
1	To improve the health of the population overall	Is it within 30 mins of a GP, dentist and hospital by public transport?	The broad location is within 30min of a GP by public transport. The nearest GP is nearby the broad location boundary.	
		Will it lead to a loss of public open space or open access land?	The development within the broad location may result in a loss of public open space. Chantry Park is partially located within the broad location.	
		Will it improve accessibility by Public Rights of Way?	Nearby Public Rights of Way will improve accessibility to the broad location.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 mins of a school by public transport?	The broad location is within 30 mins of a school by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	It is within walking and cyclable distance. The nearest school is adjacent to the broad location.	
4	To reduce poverty and social exclusion	Will the broad location be situated near or within LSOAs in the most deprived 20% to 40% in the country?	As the broad location is not situated close or within a deprived area, opportunities for regeneration are not likely.	
5	To improve access to key services for all sectors of the population	Is it within 30 mins of the town centre by public transport?	The broad location is within 30 mins of the town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	It is within cyclable distance but not within walkable distance. Town centre is located approximately 1.8km from the broad location.	
		Is it within 30 mins of a supermarket/ shopping centre by public transport?	The broad location is within 30 mins of a shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	It is within cyclable distances but not walkable distance. The nearest grocery shop is located about 1km from the broad location.	



SA Objective		Indicator	Findings	Assessment Scale
		Is the broad location proposed for mixed-use development with good accessibility to local facilities?	The broad location is proposed for mixed use development and will have good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the broad location proposed for employment or mixed use with employment included?	The broad location is proposed for mixed use development with employment included.	
7	To meet the housing requirements of the whole community	Is the broad location proposal over the relevant thresholds for the application of affordable housing policy? Babergh Local Plan policy HS08 specifies that sites which come forward for residential development in a settlement with a population of 3,000 or more and which are 0.5 hectares or more in size, capable of accommodating at least 15 dwellings, or on sites of similar size and capacity on which a renewal of planning permission is sought, the District Council will require up to 35% of dwellings to be provided in the form of affordable housing to meet identified local needs.	The broad location would be capable of accommodating larger sites and provision of affordable housing.	
8	To improve the quality of where people live and encourage community participation	Does the broad location have a good access to natural green space?	The broad location contains natural green spaces within it, which may help stimulate social interaction.	
Environmental				
9	To maintain and where possible improve water quality	Is the broad location proposed within a groundwater source protection zone?	The broad location is situated within a groundwater source protection zone 2 (Outer Zone).	
10	To maintain and where possible improve air quality	Is the broad location proposed within an Air Quality Management Area (AQMA)?	The broad location is not within an AQMA.	
11	To conserve soil resources and quality	Is the broad location proposed on Greenfield land?	The broad location is proposed on Greenfield and Urban Land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The broad location is situated on Grades 2 and 3 Agricultural Land and urban area.	

SA Objective		Indicator	Findings	Assessment Scale
		Will it lead to remediation of contaminated land?	There are little pockets of area identified as potentially contaminated sites within the southern part of the broad location. Therefore, development within this broad location may provide opportunities for remediation.	
14	To reduce the effects of traffic on the environment	Does the broad location have good accessibility to local facilities (as assessed above)?	The broad location can be accessed by public transport, therefore, it should help minimise the need for travel and reliance on the private car.	
15	To reduce emissions of greenhouse gases from energy consumption	Will the broad location proposal promote the incorporation of small-scale renewable in developments?	The size of the broad location will allow for development proposals to incorporate the required proportion of energy from decentralised and renewable or low-carbon sources.	
16	To reduce vulnerability to climatic events	Does the broad location lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The broad location is not within a Flood Risk Zone.	
17	To conserve and enhance biodiversity and geodiversity	Is the broad location in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or broad location of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 2-4 km of a SPA, SAC or SSSI. Differentiation is made between European and national designations given a different level of protection granted to these sites.	The broad location is situated approximately 2km west of the Stoke Tunnel SSSI. The nearest SPA designation is Stour and Orwell Estuary located approximately 2.8km south-east of the broad location. The Habitats Regulations Assessment (HRA) Preliminary Review indicated that the broad location may support roosting and foraging birds of the European site and, therefore, this land take may have a detrimental impact to the ecological function of this designation. This has been assessed in more detail at the next stage of the HRA process.	
		Is the broad location in proximity to a County Wildlife Site, Local Nature Reserve (LNR) or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 500m of a site.	The broad location is not located in proximity to a County Wildlife Site or Local Nature Reserve. The nearest Local Nature Reserve, the Bobbits Lane LNR, is located approximately 1.3km south-east of the location.	



SA Objective		Indicator	Findings	Assessment Scale
18	To conserve and where appropriate enhance areas of historical and archaeological importance	Are BAP habitats known to be represented within the broad location?	The broad location does not support any BAP habitats.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The broad location within 500m of a SSSI will be coded red and within 1km will be coded amber. The broad location adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSIs or RIGS. The nearest geological SSSI is Stoke Tunnel Cutting Geological SSSI located approximately 1.6km from the broad location.	
		Are there any listed buildings within or adjacent to the broad location?	There are no listed building within or adjacent to the broad location.	
		Is the broad location in or adjacent to a Conservation Area? Note: The broad locations located in a Conservation Area were coded red, those within 40 metres of a town Conservation Area or within 800m of a village Conservation Area (a PPG2 criteria) were coded orange and broad locations not in proximity to any Conservation Areas were coded green.	The broad location is not in or adjacent to a Conservation Area.	
		Is the broad location in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Historic Park and Garden.	Part of an Historic Park and Garden, the Chantry Park, is within the broad location.	
		Does the broad location contain or it is adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a SAM.	The broad location is not located in proximity to a SAM.	



SA Objective		Indicator	Findings	Assessment Scale
		Does the broad location fall within or it is adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of an Area of Archaeological Importance or a potential archaeological site.	There are several sites of archaeological interest within the broad location.	
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Do parts of the broad location cover or they are adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Green Corridor.	The broad location does not cover and not being adjacent to a Green Corridor.	
		Is the broad location in or adjacent to areas of designated landscapes (AONB, Environmentally Sensitive Areas)?	The broad location is partially within a Special Landscape Area.	
		Will the broad location development lead to coalescence of urban extensions with nearby villages?	The development of the broad location will not lead to coalescence of any villages with the urban extension.	
Economic				
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the broad location proposed for mixed-use development or employment?	The broad location is proposed for mixed-use development accommodating employment uses.	
21	To revitalise town centres	Is the broad location proposed for mixed-use development or employment in town centres?	The proposed broad location is located at the edge of the town, not providing immediate benefits to the vitality of the town centre.	
22	To encourage efficient patterns of movement in support of economic growth	Is the broad location proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The broad location is situated in proximity to a public transport route with bus stops located within its area.	



SA Objective		Indicator	Findings	Assessment Scale
23	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The broad location is proposed for mixed-use development accommodating employment and other uses, which should stimulate investment flows.	
Summary Assessment				
<p>The broad location is situated in Ipswich Fringe. Development of sites within it would result in the loss of some greenfield agricultural land and possibly some public open space. However, the sites within this location would benefit from the services offered within Ipswich and have the advantage of being located in close proximity to Public Rights of Way and public transport route with bus stops located within the location area. The broad location would accommodate a mixed use development, offering good accessibility to local facilities. The nearest SPA designation is Stour and Orwell Estuary located approximately 2.8km south-east of the broad location and the Stoke Tunnel SSSI is located approximately 2km to the east. There is a Historic Park and Garden within the location's area. The broad location is also partially within a Special Landscape Area. There are no flood constraints to the development within the location's area but it may affect the quality of groundwater, as it is located within a groundwater source protection zone 2 (Outer Zone). The Habitats Regulations Assessment (HRA) Preliminary Review indicated that the broad location may support roosting and foraging birds of the European site and, therefore, this land take may have a detrimental impact to the ecological function of this designation. This has been assessed in more detail at the next stage of the HRA process.</p>				



Table A-10- Assessment Results for Broad Location 9 – South West Ipswich Fringe

Broad Location 9 – South West Ipswich Fringe				
Proposed Use - Mixed Use				
Social				
1	To improve the health of the population overall	Is it within 30 mins of a GP, dentist and hospital by public transport?	The broad location is within 30min of a GP by public transport.	
		Will it lead to a loss of public open space or open access land?	The broad location development is not likely to result in a loss of public open space.	
		Will it improve accessibility by Public Rights of Way?	Internal and adjacent public rights of way will improve accessibility to the broad location.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 mins of a school by public transport?	The broad location is within 30 mins of a school by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	It is within walking and cycling distances of the nearest primary school.	
4	To reduce poverty and social exclusion	Will the broad location be situated near or within LSOAs in the most deprived 20% to 40% in the country?	The broad location is not situated close to deprived areas; therefore opportunities for regeneration are not possible.	
5	To improve access to key services for all sectors of the population	Is it within 30 mins of the town centre by public transport?	The broad location is within 30 mins of Ipswich town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The broad location is within walking and cycling distance from all key services (despite being more than 3.7 km from Ipswich town centre)	
		Is it within 30 mins of a supermarket/ shopping centre by public transport?	The broad location is adjacent to a large supermarket and retail park.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The broad location is adjacent to a large supermarket and retail park.	
		Is the broad location proposed for mixed-use development with good accessibility to local	The broad location is well located to a range of employment opportunities and is proposed for	



		facilities?	mixed-use development with good accessibility to local facilities.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the broad location proposed for employment or mixed use with employment included?	The broad location is proposed for mixed use development with employment included.	
7	To meet the housing requirements of the whole community	Is the broad location proposal over the relevant thresholds for the application of affordable housing policy? Babergh Local Plan policy HS08 specifies that sites which come forward for residential development in a settlement with a population of 3,000 or more and which are 0.5 hectares or more in size, capable of accommodating at least 15 dwellings, or on sites of similar size and capacity on which a renewal of planning permission is sought, the District Council will require up to 35% of dwellings to be provided in the form of affordable housing to meet identified local needs.	The broad location would be capable of accommodating larger sites and provision of affordable housing.	
8	To improve the quality of where people live and encourage community participation	Does the broad location have a good access to natural green space?	The broad location is adjacent to a public green space which may stimulate social interaction.	
Environmental				
9	To maintain and where possible improve water quality	Is the broad location proposed within a groundwater source protection zone?	Part of the broad location is situated within a groundwater source protection zone 2 (Outer Zone).	
10	To maintain and where possible improve air quality	Is the broad location proposed within an Air Quality Management Area (AQMA)?	The broad location is not within an AQMA.	
11	To conserve soil resources and quality	Is the broad location proposed on Greenfield land?	The broad location is proposed on Greenfield Land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?	The broad location is located on grades 2 and 3 Agricultural Land.	



		Will it lead to remediation of contaminated land?	There are only a few small potentially contaminated sites within the area of the broad location, so effects against this indicator are neutral.	
14	To reduce the effects of traffic on the environment	Does the broad location have good accessibility to local facilities (as assessed above)?	The broad location can be accessed by public transport, therefore, it should help minimise the need for travel and reliance on the private car.	
15	To reduce emissions of greenhouse gases from energy consumption	Will the broad location proposal promote the incorporation of small-scale renewable in developments?	The size of the broad location will allow for development proposals to incorporate the required proportion of energy from decentralised and renewable or low-carbon sources.	
16	To reduce vulnerability to climatic events	Does the broad location lie within the flood risk zones (2, 3a, 3b) identified in the SERA and have a proposed 'non-compatible' use or is located within 9m of a river?	Part of the broad location is within flood zones 2 and 3. A river (Belstead Brook) runs across the middle of the site.	
17	To conserve and enhance biodiversity and geodiversity	Is the broad location in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or broad location of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 2-4 km of a SPA, SAC or SSSI. Differentiation is made between European and national designations given a different level of protection granted to these sites.	The broad location is situated approximately: 1.2km west of Bobbitshole SSSI; 2.7 km west of the Orwell Estuary SPA and SSSI; and 2.9 km north of Freston and Cutlers' Woods SSSIs.	
		Is the broad location in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 500m of a site.	Belstead Brook CWS lies within the broad location; and Spring Wood CWS, LNR and AW lies approximately 500m to the east of the site.	
		Are BAP habitats known to be represented within the broad location?	Smaller parts of the location could contain BAP habitats.	



		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites)? The broad location within 500m of a SSSI will be coded red and within 1km will be coded amber. The broad location adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSIs or RIGS in proximity of this broad location.	
18	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings within or adjacent to the broad location?	There is one grade II listed building immediately adjacent to the location (Belstead House).	
		Is the broad location in or adjacent to a Conservation Area? Note: The broad locations located in a Conservation Area were coded red, those within 40 metres of a town Conservation Area or within 800m of a village Conservation Area (a PPG2 criteria) were coded orange and broad locations not in proximity to any Conservation Areas were coded green.	There are no conservation areas in or near the broad location (nearest is Old Stoke conservation area in Ipswich, approx 3km from the broad location).	
		Is the broad location in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Historic Park and Garden.	The broad location is not situated in proximity to a Historic Park and Garden.	
		Does the broad location contain or it is adjacent to a Scheduled Ancient Monument (SAM)? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a SAM.	The broad location is not situated in proximity to a SAM.	



		Does the broad location fall within or it is adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of an Area of Archaeological Importance or a potential archaeological site.	There are no sites of Archaeological importance or interest within the location; however there are several areas adjacent to the location to the east, south and west. However these sites are unlikely to impact upon development opportunities within the site.	
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Do parts of the broad location cover or they are adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the broad location is within 40m of a Green Corridor.	Belstead Brook Green Corridor runs through the middle of the site.	
		Is the broad location in or adjacent to areas of designated landscapes (AONB, Environmentally Sensitive Areas)?	The broad location does not overlap with the area designated as Special Landscape Area or AONB.	
		Will the broad location development lead to coalescence of urban extensions with nearby villages?	The development of the broad location will not lead to coalescence of any villages with the urban extension.	
Economic				
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the broad location proposed for mixed-use development or employment?	The broad location is proposed for mixed-use development accommodating employment uses.	
21	To revitalise town centres	Is the broad location proposed for mixed-use development or employment in town centres?	The proposed broad location is located at the edge of the town, not providing immediate benefits to the vitality of the town centre.	
22	To encourage efficient patterns of movement in support of economic growth	Is the broad location proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The broad location is adjacent to a public transport route, with several existing bus stops in close proximity to it.	
23	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The broad location is proposed for mixed-use development accommodating employment and other uses, which should stimulate investment flows.	
Summary Assessment				



The broad location abuts Ipswich settlement boundary. Development of sites within it would lead to the loss of greenfield agricultural land. The location is also at risk of flooding and is within a ground water protection zone. A County Wildlife Site lies within the location and it has a Green Corridor running through it. On the positive side this broad location benefits from the services and facilities offered within Ipswich and it has the advantage of being located adjacent to public transport routes and Public Rights of Way. Proposed mixed use development should help minimise the need for travel. The broad location has been identified to be situated in proximity to SSSIs, an SPA, a CWS, a LNR, an AW and a LNR. It is also adjacent to Areas of Archaeological Importance and it is situated adjacent to a grade II listed building. These identified constraints do not represent 'show stoppers' for the broad location's development but will need to be carefully considered at the later stage of the sites allocation process.

Appendix B – Growth Scenarios Assessment Tables

Table B-1- Assessment Key

Key

Effects					Assessment	
✓✓	Local	ST-MT	Temp	Low	+++	Strongly positive
✓	Sub-Reg	ST-LT	Perm	Med	++	Moderately positive
-	Reg/Nat	MT-LT		High	+	Slightly positive
?		ST			0	No effect
x		MT			-	Slightly negative
x x		LT			--	Moderately negative
					---	Strongly negative
					+/-	Combination of positive and negative effects / neutral effect
					n/a	Not assessed

Terms	
Mag	Magnitude
Scale	Geographic extent
T/P	Temporary/permanent
Cert	Certainty
ST	Short term
MT	Medium term
LT	Long term
Sm	Summary assessment

Table B-2- Component 1: Housing Growth Scenarios

Housing Growth - Scenario 1: Balancing housing and economic growth – 347 to 449 dwellings per annum													
SA Objective		Effects			Assessment							Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm		
1	To improve the health of the population overall	✓	Local	ST-LT	Temp	Med		+	+	++ +	+	The development of employment opportunities within the district may encourage more of the population to walk or cycle to work and improve health levels through increased physical activity. This effect may increase over time as more local sites are developed. In addition meeting local housing needs is likely to have a positive effect on health. Different employment targets are considered in this scenario and it is therefore difficult to anticipate the significance of the effects over the long term as it depends on the employment targets considered. It could have a significant positive effect over the long term if the higher job targets are considered.	Enhancing local service centres may also go some way to improve local health levels as these seek to meet the needs of the local communities and may include health and leisure facilities. Consider the promotion of strategic and local access in the district and the need for the provision of associated infrastructure including open space.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	LT	Temp	Low		+	++	++	++	Balanced housing and employment growth may lead to an increase in overall employment, which is likely to deliver an increase in vocationally based training and skills. The scenario would also help to retain skilled members of the workforce, contributing to a reduction in out-migration. Greater job opportunities per head of the population could encourage numbers in existing academic institutions. Effects are likely to be more significant over the medium to long term as the economy diversifies and more sites are developed. Different employment targets are considered in this scenario and it is therefore difficult to anticipate the significance of the effects over the long term as it depends on the employment targets considered. It could have a significant positive effect over the medium to long term if the higher job targets are considered.	Improve local service centres and increase a range of facilities at these locations. This may include educational facilities.
3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Low		+	+	+	+	This scenario could help to reduce crime and the fear of crime in the district through additional employment opportunities. More generally, an increase in the self sufficiency of the district, reduction in out-commuting and increase in walking and cycling to access employment opportunities could increase natural surveillance through increased footfall, reducing the fear of crime. The significance of effects will be limited due to the low crime rates in the district at present.	Enhance local service centres and reduce pockets of deprivation in the district including the provision of health and leisure facilities.

4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Med	+	++	++	++	Baseline conditions suggest that in general terms there are relatively few pockets of deprivation in Babergh. Housing growth in line with job creation could help to reduce those social and geographical inequalities that do persist, with increasing effectiveness over time as more developments are realised.	Focus housing growth and job creation in identified pockets of deprivation.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med	+	++	++	++	Planning for new jobs in the district could help improve the access to employment in the district. The scenario would also improve access to housing and affordable housing.	Focus housing and employment growth in and around key settlements to increase access to services and service provision. Promote the provision of other key services in the district.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓✓	Sub-Reg	ST-LT	Temp	Med	+	++	++	++	A comparatively (Suffolk) large proportion of the population travels out of the district for work. The scenario will encourage the 'self-containment' of the district by locating housing to reflect employment provision. This will improve accessibility to employment within the district, which is particularly significant when considered against the current baseline position.	Locate housing to reflect employment provision and reduce travel to work distances.
7	To meet the housing requirements of the whole community	✓	Local	ST-LT	Temp	High	+	++	++	++	The scenario would provide higher to significantly higher numbers of new homes than the current rate of delivery and this would include providing for affordable housing. Affordability has been identified as a sustainability issue in the district and this scenario would deliver substantial benefits under this objective over the long term.	"Pepper potting" of affordable units to avoid creating areas of deprivation, crime and antisocial behaviour.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med	+	+	++	+	Addressing housing needs and increasing the employment opportunities of the local community should help to reduce social exclusion caused by isolation and poor accessibility to services. Scenario 1 has the potential to encourage increased community participation and interaction. Good baseline and therefore significance limited to long term.	The consideration of factors such as open space provision could also help to improve local quality of life. Planning contributions to be used to improve community quality of life, including open space provision
9	To maintain and where possible improve water quality	✗	Local	ST-LT	Temp	Low	-	-	--	-	This scenario will provide for higher levels of new dwellings than currently the case. Extensive concentrated new housing and employment development could place significant pressure on existing water cycle capacity. The Water Cycle Study will further inform this objective and the potential impacts of future growth. Through mitigation there is scope to reduce these effects.	Development should not exceed existing water cycle capacity.
10	To maintain and where possible improve air quality	✗	Local	ST-LT	Temp	Low	-	-	--	-	Extensive concentrated new housing and employment development could have a negative impact on air quality depending on the size of the development and the location. There is scope for mitigating these effects through site specifics and general policies.	Measures should be included to address potential adverse effects, such as the provision of sustainable transport infrastructure and planting/greening to provide

												increased pollution sequestration. The impacts on air should be considered at site specifics.
11	To conserve soil resources and quality	X X	Local	ST-LT	Temp	Low	-	--	---	---	This scenario would mean potentially releasing a significant amount of Greenfield land potentially for housing and employment development leading to a loss overall of soil resources.	Prioritisation of Brownfield rather than Greenfield sites for housing development.
12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Local	ST-LT	Temp	Low	-	-	--	-	Extensive concentrated housing and employment development could have a negative impact on water and mineral resources but it depends on the size of the development and the location. There is scope for mitigating these effects through site specifics and general policies.	Measures should be included to promote water efficiency and recycling and re-use where possible.
13	To reduce waste	X	Local	ST-LT	Temp	Low	-	-	--	-	Extensive concentrated housing and employment development could lead to additional waste being generated. There is scope for mitigating these effects through site specifics and general policies.	Include measures to reduce waste.
14	To reduce the effects of traffic on the environment	X	Local	MT-LT	Temp	Med	+/-	-	-	-	A significant overall increase in housing and employment development in a rural district could lead to an overall increase in trip generation although provision of balanced economic and housing growth could reduce commuting to work. High level of out-commuting in the district at present. In addition mitigation measures should be included.	Locate new housing development close to existing and future employment sites and green infrastructure networks. Include mitigation measures such as sustainable transport provision, etc
15	To reduce emissions of greenhouse gases from energy consumption	X	Local	ST-LT	Temp	Low	-	--	--	--	All new development will lead to an overall increase in GHG emissions. Current trends in traffic growth associated with development may be reduced through a policy of co-locating development that offers potential to reduce the need to travel by private car and/or increase the proportion of trips that are linked. New built development is likely to increase GHG emissions to some extent; however, emissions per unit may be minimised through the implementation of appropriate planning policy.	Encourage an increase in more sustainable modes of transport and ensure new development is low carbon both in its construction and operation.
16	To reduce vulnerability to climatic events	X	Sub-Reg	ST-LT	Temp	Low	-	-	--	-	The release of new sites for housing and employment development, some of which may be previously undeveloped, offers the potential to increase vulnerability to, and the frequency of, flooding events through alterations to run-off rates. Through the application of flood risk assessments and appropriate mitigation techniques new development could be more resilient to the effects of climatic events such as flooding.	Steer development away from flood risk areas where possible and ensure appropriate mitigation techniques are used where not possible.



17	To conserve and enhance biodiversity and geodiversity	X	Reg/ Nat	ST- LT	Perm	Low	-	--	--	--	Higher numbers of new homes will need to be provided than the current the case. The provision of new housing and employment development could impact on the biodiversity and geodiversity of the district. Mitigation measures could be included and site specifics will determine with much more certainty the scale of the impact on this objective.	Guide development away from areas of important biodiversity and geodiversity.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	X	Reg/ Nat	ST- LT	Perm	Low	-	-	--	-	Higher numbers of new homes will need to be provided than the currently the case. Significantly higher numbers could have an adverse impact on the overall character of towns and villages and specific historic areas and sites. Mitigation measures could be included and site specifics will determine with much more certainty the scale of the impact on this objective.	Steer development away from historic villages, historic town centres and other areas of historic and archaeological importance.
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	X	Local	ST- LT	Perm	Med	-	-	--	-	This scenario will lead to a significant amount of new housing development, most of which will be allocated in and around existing townscapes and some could potentially be in areas of high landscape value. However, effects are likely to be minimised through detailed planning considerations and at Site Specific Stage.	Develop specific design standards to guide development in areas of high landscape value and minimise potentially negative effects.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓✓	Sub- Reg	MT- LT	Temp	Med		++	++	++ +	The balancing of housing growth with job creation in this scenario will provide the potential to achieve sustainable levels of prosperity and economic growth.	None identified.
21	To revitalise town centres	✓✓	Sub- Reg	MT- LT	Temp	Med	+	++	++	++	With a significant number of the district's overall housing target potentially directed to the key settlements, this is likely to lead to significant levels of development that has the potential to reduce the need to travel through co-location and encourages investment in local services and facilities leading to increased vitality within the town centres over time.	None identified.
22	To encourage efficient patterns of movement in support of economic growth	✓	Local	ST- LT	Temp	Med		++	++	++ +	With the large proportion of housing potentially being directed to key settlements and close to existing and future employment sites, there is a simultaneous encouragement to reducing the need to travel and a promotion of increased levels of employment.	None identified.
23	To encourage and accommodate both indigenous and inward investment	✓✓	Sub- Reg	ST- LT	Temp	Med		++	++	++ +	Providing high levels of housing and associated infrastructure may encourage inward investment into the area as housing provision will address the needs of a diverse labour force. Directing employment towards the towns/urban areas and key service centres may also encourage inward investment.	None identified.

Housing Growth - Scenario 2: Address affordable housing needs and market housing needs – 670 new dwellings per annum

SA Objective		Effects					Assessment					Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm		
1	To improve the health of the population overall	✓	Local	ST-LT	Temp	Med		+	+	++	+	Meeting local housing needs is likely to have a positive effect on health and in particular providing for affordable housing will meet some of the needs of the most deprived residents with good quality housing.	Make provision for specific needs in the district if there is such a particular need since this may be a significant determinant of the quality of life for a particular part of the community. Look at strategic and local access promotion and the need for the provision of associated infrastructure including open space.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Temp	Low		0	0	0	0	No identified effects	Ensure that new development is close to or incorporates social infrastructure, services and facilities. This may include educational facilities.
3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Low		+	+	+	+	This scenario would provide for an increase in housing and affordable housing. This may lead to an increase in the diversity of communities, which could help to increase community interaction and reduce the fear of crime. The significance of effects will be limited due to the low crime rates in the district at present.	“Pepper potting” of affordable units to avoid creating areas of deprivation, crime and antisocial behaviour.
4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Med		+	++	++	++	The scenario along with the location of affordable units amongst market housing will provide more inclusive developments and could help to reduce those social and geographical inequalities that do persist, with increasing effectiveness over time as more development is realised. However, baseline conditions suggest that in general terms there are relatively few pockets of deprivation in Babergh and therefore the scenario will not return strongly positive results.	“Pepper potting” of affordable units to avoid creating areas of deprivation, crime and antisocial behaviour.
5	To improve access to key services for all sectors of the population	-	Local	ST-LT	Temp	Low		+	++	++	++	This scenario would improve access to housing and in particular affordable housing.	Focus housing growth in and around key settlements to increase access to services and service provision. Promote the provision of other key services in the district.

6	To offer everybody the opportunity for rewarding and satisfying employment	-	Sub-Reg	ST-LT	Temp	Med		0	0	0	0	No identified effects	Locate housing growth as far as possible to reflect employment provision within the district and reduce travel to work distances by locating housing development in settlements with access to good transport corridors.
7	To meet the housing requirements of the whole community	✓	Local	ST-LT	Temp	High		++	++	++	++	The scenario would provide significantly higher numbers of new homes than the current rate of delivery, ensuring that affordable housing requirements are met. Affordability has been identified as a sustainability issue in the district and this scenario would deliver substantial benefits under this objective over the long term.	“Pepper potting” of affordable units to avoid creating areas of deprivation, crime and antisocial behaviour.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med		+	+	++	+	Addressing housing needs and affordable housing needs of the local community should help to reduce social exclusion caused by isolation and poor accessibility to affordable homes. This scenario has the potential to encourage increased community participation and interaction. Good baseline and therefore significance limited to long term.	The consideration of factors such access to services and facilities such as open space provision could also help to improve local quality of life. Include policies to improve community quality of life and access to services such as open space.
9	To maintain and where possible improve water quality	✗	Local	ST-LT	Temp	Low		-	-	---	-	This scenario will provide for 670 new dwellings per annum. Extensive concentrated housing development could place significant pressure on existing water cycle capacity. The Water Cycle Study will further inform this objective and the potential impacts of future growth. Through mitigation there is scope for mitigating these effects through site specifics and general policies.	Development should not exceed existing water cycle capacity.
10	To maintain and where possible improve air quality	✗	Reg/Nat	ST-LT	Temp	Med		-	-	---	-	Extensive concentrated housing development could have a negative impact on air quality depending on the size of the development and the location. There is scope for mitigating these effects through site specifics and general policies.	Measures should be included to address potential adverse effects in key settlements, such as the provision of sustainable transport infrastructure and planting/greening to provide increased pollution sequestration in these areas. Long distance public transport schemes for commuters should also be supported.
11	To conserve soil resources and quality	✗✗	Local	ST-LT	Temp	Med		---	---	---	---	Limited brownfield land is available in the Babergh District. This scenario would mean releasing a significant amount of Greenfield land for housing development leading to a loss overall of soil resources through the necessary use of new sites for housing.	Prioritisation of Brownfield rather than Greenfield sites for housing development where possible.



12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Local	ST-LT	Temp	Low	-	-	---	-	Extensive concentrated housing development could have a negative impact on water and mineral resources but it depends on the size of the development and the location. There is scope for mitigating these effects through site specifics and general policies.	Mitigate impacts on water and mineral resources through site specifics and general policies.
13	To reduce waste	X	Local	ST-LT	Temp	Low	-	-	---	-	Extensive concentrated development could lead to additional waste being generated. Relatively good and improving baseline and significant effects likely to be limited to long term. There is scope for mitigating these effects through site specifics and general policies.	Reduce waste through site specifics and general policies.
14	To reduce the effects of traffic on the environment	X X	Reg/Nat	MT-LT	Temp	Med	-	---	---	---	An overall significant increase in housing development in a rural district is likely to lead to an overall increase in trip generation. Already high out commuting in the district and significant effects identified. Mitigation measures should be included as part of the detailed policies and site specifics.	Locate new housing development close to existing and future employment sites and green infrastructure networks. Seek planning contributions towards upgrading highway and rail infrastructure.
15	To reduce emissions of greenhouse gases from energy consumption	X X	Local	ST-LT	Temp	Low	-	---	---	---	All new development will lead to an overall increase in GHG emissions. Current trends in traffic growth associated with development may be reduced through a policy of co-locating development that offers potential to reduce the need to travel by private car and/or increase the proportion of trips that are linked. New built development is likely to increase GHG emissions to some extent; however, emissions per unit may be minimised through the implementation of appropriate planning policy.	Encourage an increase in more sustainable modes of transport and ensure new development is low carbon both in its construction and operation.
16	To reduce vulnerability to climatic events	X	Sub-Reg	ST-LT	Temp	Low	-	-	---	-	The release of new sites for housing development, some of which may be previously undeveloped, offers the potential to increase vulnerability to, and the frequency of, flooding events through alterations to run-off rates. Through the application of flood risk assessments and appropriate mitigation techniques new development shall be more resilient to the effects of climatic events such as flooding.	Steer development away from flood risk areas where possible and ensure appropriate mitigation techniques are used where this is not possible.
17	To conserve and enhance biodiversity and geodiversity	X X	Reg/Nat	ST-LT	Perm	Low	-	---	---	---	The provision of a significant increase in new housing development could impact on the biodiversity and geodiversity of the district. Declining baseline. Mitigation measures could be included and site specifics will determine the impact on this objective.	Guide development away from areas of important biodiversity and geodiversity.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	X	Reg/Nat	ST-LT	Perm	Low	-	-	---	-	The provision of a significant increase in new homes will have an adverse impact on the overall character of towns and villages and specific historic areas and sites.	Steer development away from historic villages, historic town centres and other areas of historic importance. Include appropriate policies about the design of new development.



19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	XX	Local	ST-LT	Perm	Med	-	-	---	-	This scenario will lead to a significant amount of new housing development, most of which will be allocated in and around existing townscapes and some could potentially be in areas of high landscape value. Effects could potentially be limited through detailed planning considerations.	Develop specific design standards to guide development design and layout. Housing numbers should be minimised in areas of high landscape value to minimise potentially negative effects.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	Sub-Reg	MT-LT	Temp	Med	0	0	0	0	No identified effects	None identified.
21	To revitalise town centres	-	Sub-Reg	MT-LT	Temp	Med	0	0	0	0	No identified effects	None identified.
22	To encourage efficient patterns of movement in support of economic growth	-	Local	MT-LT	Temp	Med	0	0	0	0	No identified effects	None identified.
23	To encourage and accommodate both indigenous and inward investment	-	Sub-Reg	ST-LT	Temp	Med	0	0	0	0	No identified effects	None identified.

Housing Growth - Scenario 3: Depressed market and continuing the existing level of development – 255 dwellings per annum

SA Objective		Effects					Assessment					Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm		
1	To improve the health of the population overall	✓	Local	ST-LT	Temp	Med		+	+	+	+	Meeting local housing needs is likely to have a positive effect on health.	Make provision for specific needs such as the elderly in the district and affordable housing may be a significant determinant of the quality of life for a particular part of the community. Consider strategic and local access promotion and the need for the provision of associated infrastructure including open space.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Temp	Low		0	0	0	0	No identified effects	Ensure that new development is close to or incorporates social infrastructure, services and facilities. This may include educational facilities.
3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Low		+	+	+	+	This scenario would continue to provide housing and affordable housing in the district. This may lead to an increase in the diversity of communities, which could help to increase community interaction and reduce the fear of crime.	Enhance local service centres and pockets of deprivation in the district including the provision of health and leisure facilities. "Pepper potting" of affordable units to avoid creating areas of deprivation, crime and antisocial behaviour.
4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Med		+	+	+	+	The scenario will provide for new housing development which will include affordable units amongst market housing and will provide more inclusive developments and could help to reduce those social and geographical inequalities that do persist, with increasing effectiveness over time as more development is realised.	"Pepper potting" of affordable units to avoid creating areas of deprivation, crime and antisocial behaviour.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med		+	+	+	+	This scenario would improve access to housing and affordable housing.	Focus housing growth in and around key settlements to increase access to services and service provision. Promote the provision of other key services in the district.



6	To offer everybody the opportunity for rewarding and satisfying employment	-	Sub-Reg	ST-LT	Temp	Med	0	0	0	0	No identified effects	Locate housing growth as far as possible to reflect employment provision within the district and reduce travel to work distances by locating housing development in settlements with access to good transport corridors.
7	To meet the housing requirements of the whole community	✓	Local	MT-LT	Temp	High	+	+	+	+	The scenario would provide for new homes including affordable housing.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med	+	+	+	+	Provision for housing and affordable housing for local community should help to reduce social exclusion caused by isolation and poor accessibility to affordable homes. The consideration of factors such as open space provision could also help to improve local quality of life.	Include policies to improve community quality of life and access to services.
9	To maintain and where possible improve water quality	✗	Local	ST-LT	Temp	Low	-	-	-	-	New housing development could place pressure on existing water cycle capacity. The Water Cycle Study will further inform this objective and the potential impacts of future growth. There is scope for mitigating these effects through site specifics and general policies.	Development should not exceed existing water cycle capacity.
10	To maintain and where possible improve air quality	✗	Local	ST-LT	Temp	Low	-	-	-	-	New housing development could have a negative impact on air quality depending on the size of the development and the location. There is scope for mitigating these effects through site specifics and general policies.	Measures should be included to address potential adverse effects in key settlements, such as the provision of sustainable transport infrastructure and planting/greening to provide increased pollution sequestration in these areas. Long distance public transport schemes for commuters should also be supported.
11	To conserve soil resources and quality	✗	Local	ST-LT	Temp	Low	-	-	--	-	Limited brownfield land is available in the Babergh District. This scenario would mean releasing Greenfield land for housing development leading to a loss overall of soil resources through the necessary use of new sites for housing.	Prioritisation of Brownfield rather than Greenfield sites for housing development where possible.
12	To use water and mineral resources efficiently, and re-use and recycle where possible	✗	Local	ST-LT	Temp	Low	-	-	-	-	New housing development could have a negative impact on water and mineral resources but it depends on the size of the development and the location. There is scope for mitigating these effects through site specifics and general policies.	Mitigate impacts on water and minerals through site specifics and general policies.
13	To reduce waste	✗	Local	ST-LT	Temp	Low	-	-	-	-	New housing development could lead to additional waste being generated. There is scope for mitigating these effects	Reduce waste through site specifics and general policies.

											through site specifics and general policies.		
14	To reduce the effects of traffic on the environment	✗	Local	MT-LT	Temp	Med		-	-	-	-	An overall significant increase in housing development in a rural district is likely to lead to an overall increase in trip generation. Mitigation measures should be included as part of the distribution of growth, detailed policies and site specifics.	Locate new housing development close to existing and future employment sites and green infrastructure networks. Seek planning contributions towards upgrading highway and rail infrastructure.
15	To reduce emissions of greenhouse gases from energy consumption	✗	Local	ST-LT	Temp	Low		-	-	---	-	All new development will lead to an overall increase in GHG emissions. Current trends in traffic growth associated with development may be reduced through a policy of co-locating development that offers potential to reduce the need to travel by private car and/or increase the proportion of trips that are linked. New built development is likely to increase GHG emissions to some extent; however, emissions per unit may be minimised through the implementation of planning policy.	Encourage an increase in more sustainable modes of transport and ensure new development is low carbon both in its construction and operation.
16	To reduce vulnerability to climatic events	✗	Sub-Reg	ST-LT	Temp	Low		-	-	-	-	The release of new sites for housing development, some of which may be previously undeveloped, offers the potential to increase vulnerability to, and the frequency of, flooding events through alterations to run-off rates. Through the application of flood risk assessments and appropriate mitigation techniques new development shall be more resilient to the effects of climatic events such as flooding.	Steer development away from flood risk areas where possible and ensure appropriate mitigation techniques are used where this is not possible.
17	To conserve and enhance biodiversity and geodiversity	✗	Reg/Nat	ST-LT	Perm	Low		-	-	---	-	New housing development could impact on the biodiversity and geodiversity of the district. Mitigation measures could be included and site specifics will determine the impact on this objective.	Guide development away from areas of important biodiversity and geodiversity.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	✗	Reg/Nat	ST-LT	Perm	Low		-	-	-	-	New housing development could have an adverse impact on the overall character of towns and villages and specific historic areas and sites.	Steer development away from historic villages, historic town centres and other areas of historic importance.
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✗	Local	ST-LT	Perm	Med		-	-	---	-	This scenario will lead to new housing development in and around existing townscapes and some could potentially be in areas of high landscape value. Effects could potentially be limited through detailed planning considerations.	Develop specific design standards to guide development design and layout. Housing numbers should be minimised in areas of high landscape value to minimise potentially negative effects.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	Sub-Reg	MT-LT	Temp	Med		0	0	0	0	No identified effects	None identified.



21	To revitalise town centres	-	Sub-Reg	MT-LT	Temp	Med	0	0	0	0	No identified effects	None identified.
22	To encourage efficient patterns of movement in support of economic growth	-	Local	ST-LT	Temp	Med	0	0	0	0	No identified effects	None identified.
23	To encourage and accommodate both indigenous and inward investment	-	Sub-Reg	ST-LT	Temp	Med	0	0	0	0	No identified effects	None identified.

Housing Growth - Scenario 4: Market intervention / quick market recovery and continuation of existing level of development – 266 dwellings per annum

SA Objective		Effects					Assessment					Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm		
1	To improve the health of the population overall	✓	Local	ST-LT	Temp	Med		+	+	+	+	Meeting local housing needs is likely to have a positive effect on health.	Make provision for specific needs such as the elderly and affordable housing as this may be a significant determinant of the quality of life for a particular part of the community. Look at strategic and local access promotion and what would need to be considered in the district and the need for the provision of associated infrastructure including open space.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Temp	Low		0	0	0	0	No identified effects	Ensure that new development is close to or incorporates social infrastructure, services and facilities. This may include educational facilities.
3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Low		+	+	+	+	This scenario would continue to provide housing and affordable housing in the district. This may lead to an increase in the diversity of communities, which could help to increase community interaction and reduce the fear of crime.	Enhance local service centres and pockets of deprivation in the district including the provision of health and leisure centres in some instances.
4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Med		+	+	+	+	The scenario will provide for new housing development which will include affordable units amongst market housing and will provide more inclusive developments and could help to reduce those social and geographical inequalities that do persist, with increasing effectiveness over time as more development is realised.	Pepper potting" of affordable units to avoid creating areas of deprivation, crime and antisocial behaviour.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med		+	+	+	+	This scenario would improve access to housing and affordable housing.	Focus housing growth in and around key settlements to increase access to services and service provision. Promote the provision of other key services in the district.



6	To offer everybody the opportunity for rewarding and satisfying employment	-	Sub-Reg	ST-LT	Temp	Med		0	0	0	0	No identified effects	Locate housing growth as far as possible to reflect employment provision within the district and reduce travel to work distances by locating housing development in settlements with access to good transport corridors.
7	To meet the housing requirements of the whole community	✓	Local	MT-LT	Temp	High		+	+	+	+	The scenario would provide for new homes including affordable housing.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med		+	+	+	+	Addressing housing needs and affordable housing needs of the local community should help to reduce social exclusion caused by isolation and poor accessibility to affordable homes. The consideration of factors such as open space provision could also help to improve local quality of life.	Include policies to improve community quality of life and access to services.
9	To maintain and where possible improve water quality	✗	Local	ST-LT	Temp	Low		-	-	-	-	New housing development could place pressure on existing water cycle capacity. The Water Cycle Study will further inform this objective and the potential impacts of future growth. Through mitigation there is scope for mitigating these effects through site specifics and general policies.	Development should not exceed existing water cycle capacity.
10	To maintain and where possible improve air quality	✗	Local	ST-LT	Temp	Low		-	-	-	-	New housing development could have a negative impact on air quality depending on the size of the development and the location. There is scope for mitigating these effects through site specifics and general policies.	Measures should be included to address potential adverse effects in key settlements, such as the provision of sustainable transport infrastructure and planting/greening to provide increased pollution sequestration in these areas. Long distance public transport schemes for commuters should also be supported.
11	To conserve soil resources and quality	✗	Local	ST-LT	Temp	Low		-	-	--	-	Limited brownfield land is available in the Babergh District. This scenario would mean releasing Greenfield land for housing development leading to a loss overall of soil resources through the necessary use of new sites for housing.	Prioritisation of Brownfield rather than Greenfield sites for housing development where possible.
12	To use water and mineral resources efficiently, and re-use and recycle where possible	✗	Local	ST-LT	Temp	Low		-	-	-	-	New housing development could have a negative impact on water and mineral resources but it depends on the size of the development and the location. There is scope for mitigating these effects through site specifics and general policies.	Mitigate impacts on water and mineral resources through site specifics and general policies.
13	To reduce waste	✗	Local	ST-LT	Temp	Low		-	-	-	-	New housing development could lead to additional waste being generated. There is scope for mitigating these effects	Reduce waste through site specifics and general policies.



											through site specifics and general policies.	
14	To reduce the effects of traffic on the environment	X	Local	MT-LT	Temp	Med	-	-	-	-	An overall significant increase in housing development in a rural district is likely to lead to an overall increase in trip generation. Mitigation measures should be included as part of the detailed policies and site specifics.	Locate new housing development close to existing and future employment sites and green infrastructure networks. Seek planning contributions towards upgrading highway and rail infrastructure.
15	To reduce emissions of greenhouse gases from energy consumption	X	Local	ST-LT	Temp	Low	-	-	--	-	All new development will lead to an overall increase in GHG emissions. Current trends in traffic growth associated with development may be reduced through a policy of co-locating development that offers potential to reduce the need to travel by private car and/or increase the proportion of trips that are linked. New built development is likely to increase GHG emissions to some extent; however, emissions per unit may be minimised through the implementation of planning policy.	Encourage an increase in more sustainable modes of transport and ensure new development is low carbon both in its construction and operation.
16	To reduce vulnerability to climatic events	X	Sub-Reg	ST-LT	Temp	Low	-	-	-	-	The release of new sites for housing development, some of which may be previously undeveloped, offers the potential to increase vulnerability to, and the frequency of, flooding events through alterations to run-off rates. Through the application of flood risk assessments and appropriate mitigation techniques new development shall be more resilient to the effects of climatic events such as flooding.	Steer development away from flood risk areas where possible and ensure appropriate mitigation techniques are used where this is not possible.
17	To conserve and enhance biodiversity and geodiversity	X	Reg/Nat	ST-LT	Perm	Low	-	-	--	-	New housing development could impact on the biodiversity and geodiversity of the district. Mitigation measures could be included and site specifics will determine the impact on this objective.	Guide development away from areas of important biodiversity and geodiversity.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	X	Reg/Nat	ST-LT	Perm	Low	-	-	-	-	New housing development could have an adverse impact on the overall character of towns and villages and specific historic areas and sites.	Steer development away from historic villages, historic town centres and other areas of historic importance.
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	X	Local	ST-LT	Perm	Med	-	-	--	-	This scenario will lead to new housing development in and around existing townscapes and some could potentially be in areas of high landscape value. Effects could potentially be limited through detailed planning considerations.	Develop specific design standards to guide development design and layout. Housing numbers should be minimised in areas of high landscape value to minimise potentially negative effects.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	Sub-Reg	MT-LT	Temp	Med	0	0	0	0	No identified effects	None identified.



21	To revitalise town centres	-	Sub-Reg	MT-LT	Temp	Med	0	0	0	0	No identified effects	None identified.
22	To encourage efficient patterns of movement in support of economic growth	-	Local	ST-LT	Temp	Med	0	0	0	0	No identified effects	None identified.
23	To encourage and accommodate both indigenous and inward investment	-	Sub-Reg	ST-LT	Temp	Med	0	0	0	0	No identified effects	None identified.

Table B-3- Component 2: Employment Growth Scenarios

Employment Growth - Scenario 1: “Business as usual” - 8,100 jobs													
Effects							Assessment						
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
1	To improve the health of the population overall	✓	Local	MT-LT	Temp	Low		+	+	+	+	The development of employment opportunities within the district may encourage more of the population to walk or cycle to work and improve health levels through increased physical activity. This effect may increase over time as more local sites are developed.	Enhancing local service centres may also improve local health levels as these seek to meet the needs of the local communities and may include health and leisure facilities. Consider strategic and local access promotion and the need for the provision of associated infrastructure including open space.
2	To maintain and improve levels of education and skills in the population overall	✓ ✓	Sub-Reg	MT-LT	Temp	Med		+	+	++	+	This scenario seeks to provide for 8,100 jobs to be provided within the district. This may lead to an increase in overall employment, which is likely to deliver an increase in vocationally based training and skills. Effects are likely to be more significant over the long term as the economy diversifies and more sites are developed.	It would be beneficial if local service centres can be improved and the range of facilities at these locations be increased. This may also include educational facilities.
3	To reduce crime and anti-social activity	✓	Local	MT-LT	Temp	Med		+	+	+	+	This scenario could help to reduce crime and the fear of crime in the district through additional employment opportunities. More generally, an increase in the self sufficiency of the district, reduction in out-commuting and increase in walking and cycling to access employment opportunities could increase natural surveillance through increased footfall, reducing the fear of crime. The significance of effects will be limited to the long term due to the low crime rates in the district at present.	Enhance local service centres and pockets of deprivation in the district including the provision of health and leisure facilities.



4	To reduce poverty and social exclusion	✓	Local	MT-LT	Temp	Med		+	+	++	+	Planning for new jobs in the district could help to reduce those social and geographical inequalities that do persist, with increasing effectiveness over time as more development is realised. However, baseline conditions suggest that in general terms there are relatively few pockets of deprivation in Babergh and therefore the magnitude of addressing this issue would be low in any case.	At the district level, deprivation in terms of accessibility to services is a key issue. Therefore, enhancing town, key services centres and villages will provide key local services and facilities, which could help to improve accessibility for all members of the community and may enable a reduction in social inequalities.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med		+	+	++	+	Planning for new jobs in the district could help improve the access to employment in the district. Access to employment is just one of the key facilities and the magnitude is therefore predicted to be limited in significance.	Focus housing and employment growth in and around key settlements to increase access to services and service provision. Promote the provision of other key services in the district.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓ ✓	Sub-Reg	ST-LT	Temp	Med		+	++	++	++	A comparatively (Suffolk) large proportion of the population travels out of the district for work. The scenario will encourage the 'self-containment' of the district by planning for new jobs. This will improve accessibility to employment within the district, which is particularly significant when considered against the current baseline position.	Locate housing to reflect employment provision and reduce travel to work distances.
7	To meet the housing requirements of the whole community	-						0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med		+	+	++	+	Planning for job growth could potentially leading to an enhanced sense of community pride, as people will have more of a vested interest in the success of the local community, increasing participation levels. Quality of life overall is likely to improve as people will have greater accessibility to employment. Good baseline and significance limited.	Creating and strengthening a network of local centres across the district may increase footfall and accessibility by foot, which may encourage community interaction and subsequent cohesion over time.



9	To maintain and where possible improve water quality	x	Local	LT	Temp	Low		-	-	-	-	This scenario plans for new jobs in the district and it is likely to lead to the development of new employment sites. This is likely to lead to an overall increase in surface water runoff, including associated pollution. The scenario could however reduce the need to travel over the long term through increasing service provision could reduce overall traffic levels and, consequently, the runoff of pollutants from traffic entering watercourses. The overall balance of effects is predicted to be negative but this could be mitigated by detailed policies and site specifics.	Include policies to mitigate effects of development on water quality.
10	To maintain and where possible improve air quality	x	Local	LT	Temp	Low		-	-	-	-	This scenario is likely to lead to new employment development across the district. It is likely that increased air pollution from increases in traffic will result. The effects could be mitigated by detailed policies and site specifics.	Include policies to mitigate the effects of development on air quality.
11	To conserve soil resources and quality	x	Local	MT-LT	Temp	Low		-	-	--	-	This scenario will lead to an increase in overall development. It is likely that there is not a sufficient level of brownfield sites for development where employment sites, are needed. As brownfield sites are developed, the need for new sites will increase, leading pressure for greenfield development and a loss of soil resources over time.	Development should seek to specify that to avoid the fragmentation of agricultural holdings. Applications should demonstrate that other sustainability factors override the need for brownfield development (such as reducing the need to travel by car). In these cases, development should be of the highest sustainable design standards, including making the most efficient use of land and ensuring sites of high value (such as for agriculture) are avoided.



12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Sub-Reg	ST-LT	Perm	Low		-	-	-	-	This scenario is likely to lead to an increase the overall level of development across the district area, which is likely to lead to the development of new sites. This is likely to lead to increased pressure on water resources in terms of potable water supply and the use of construction materials. However, through mitigation this could be reduced.	Include policies to mitigate the effects of increased development and to use water and mineral resources efficiently an re-use and recycle where possible.
13	To reduce waste	X	Sub-Reg	ST-LT	Temp	Low		-	-	-	-	This scenario is likely to lead to an increase the overall level of development across the district area, which is likely to lead to the development of new sites. This is likely to lead to increased waste generation. However, through mitigation this could be reduced.	Include policies to mitigate the effects of increased development and to reduce waste.
14	To reduce the effects of traffic on the environment	X	Local	LT	Temp	Low		-	-	-	-	Increases in the amount of development across the district are likely to result in increased development densities, building and trip generation-related emissions. This scenario could however reduce the need to travel through increasing service provision and this could reduce overall traffic levels, however in a rural district like Babergh it is likely that residents will still need to travel for other services. The overall effect is predicted to be slightly negative.	Enhancing local service centres may also improve local health levels as these seek to meet the needs of the local communities and may include health and leisure facilities. Consider strategic and local access promotion and the need for the provision of associated infrastructure including open space.
15	To reduce emissions of greenhouse gases from energy consumption	X	Reg/Nat	ST-LT	Temp	Med		-	-	--	-	An overall increase in development through the provision of employment sites is likely to increase overall greenhouse gas emissions through the buildings themselves, as well as trip generation. This effect may, however, be minimised through planning policies, although reducing a growth in traffic, especially due to the rural nature of the district, is not likely to be significant.	Promote sustainable modes of travel and impacts on climate changes through planning policies



16	To reduce vulnerability to climatic events	X	Sub-Reg	LT	Temp	Med		-	-	-	-	Directing development of employment sites mainly towards built up areas may help to reduce an increased risk of flooding; especially if development will be directed towards brownfield sites. However, the intensification of development in existing flood risk areas could exacerbate problems, especially in the longer term as the effects of climate change become more prominent and the overall amount of greenfield land lost to development increases.	The allocation of sites should be informed by the broad sites assessment undertaken at the previous assessment stage. However, it should be ensured that, as well as mitigating flood risk; development is directed away from flood risk areas in the first instance. This should be implemented by national policy through PPS25; but a locally specific policy could be developed.
17	To conserve and enhance biodiversity and geodiversity	X	Reg/Nat	ST-LT	Perm	Med		-	-	--	-	The district contains a large proportion of areas designated for their biodiversity value, and one site designated as RIGS. Negative effects on biodiversity (particularly undesignated sites) may arise from an increase in employment development, experienced at both the strategic and key service centre locations through a loss of connectivity of habitats, which will become more important over time in a changing climate. A policy could be included to implement a network of green open spaces, which could have a benefit for biodiversity and offset predicted adverse effects.	Include detailed criteria-based policies for the management of the built and natural environment, and mitigation issues will be addressed through the Core Strategy, site specifics and development management policies as required. This should include the consideration of RIGS.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	ST-LT	Perm	Med		-	-	-	-	The district has a high quality historical environment and areas of archaeological importance. The intensification of employment development in the area may lead to negative effects on the local character of towns. This could be mitigated by ensuring that where development may be within areas protected for heritage value, development should seek to enhance this character.	Include a policy aimed at encouraging good design.



19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	x	Local	ST-LT	Temp	Med		-	-	-	-	The district has some high quality landscapes and townscapes. The intensification of employment development in the area may lead to negative effects on the local character of towns and villages. This could be mitigated by promoting development in the key service centres to reduce the need to travel in rural areas and therefore reduce potential effects on landscape and townscape quality from traffic. It is furthermore recommended that policies include requirements for appropriate design of development as well as the promotion of tourism that could lead to enhancements of the local townscape, which could provide benefits against this objective.	National policies protect designated landscapes. However, it is recommended that an additional policy is developed to address the importance of local landscape character at the more detailed policy stage to minimise potentially negative effects on the landscape and townscape
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	MT-LT	Temp	Med		+	++	++	++	This scenario seeks to continue to achieve growth in the local economy, leading to likely significant positive effects against this objective, especially in the longer term and capitalising on identified opportunities.	It is recommended that a policy include details with regard to the types of uses that will be regarded as contributing to the local economy and increasing the sustainability of villages.
21	To revitalise town centres	✓	Local	MT-LT	Perm	Med		+	++	++	++	This scenario seeks to continue to focus on improving employment opportunities which is likely to catalyse the revitalisation of town centres over the medium to longer term.	Include policies to focus on improving the range of employment opportunities, shops and services available in town centres.
22	To encourage efficient patterns of movement in support of economic growth	✓ ✓	Sub-Reg	MT-LT	Temp	Med		+	++	++	++	Creating increased levels of employment in the district is likely to encourage a decrease in out commuting over time as more people change their travelling habits. This will provide support to economic growth locally.	It is recommended that home working is promoted through the policies for economic development as a sustainable way to increase contributions to the local economy.
23	To encourage and accommodate both indigenous and inward investment	✓ ✓	Sub-Reg	MT-LT	Temp	Med		+	++	++	++	Improving the attractiveness of the district through increased provision of employment may increase the district's attractiveness to a skilled labour force and investors over time.	Include policies to increase the provision of local services and facilities in the district.

Employment Growth - Scenario 2: 'Shortfall' forecast figure and one-third of the former RSS jobs target – 10,480 jobs

		Effects					Assessment				Commentary	Recommendations
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	To improve the health of the population overall	✓	Local	MT-LT	Temp	Low	+	+	++	+	The development of employment opportunities within the district may encourage more of the population to walk or cycle to work and improve health levels through increased physical activity. This effect may increase over time as more local sites are developed.	Enhancing local service centres may also improve local health levels as these seek to meet the needs of the local communities and may include health and leisure centres in some instances. Make reference to strategic and local access promotion and what would need to be considered in the district and the need for the provision of associated infrastructure including open space.
2	To maintain and improve levels of education and skills in the population overall	✓ ✓	Sub-Reg	MT-LT	Temp	Med	+	++	++ +	++	This scenario seeks to provide for 10,480 (highest number) jobs to be provided within the district. This may lead to an increase in overall employment, which is likely to deliver an increase in vocationally based training and skills. Effects are likely to be more significant over the long term as the economy diversifies and more sites are developed.	It would be beneficial if local service centres can be improved and the range of facilities at these locations be increased. This may also include educational facilities.
3	To reduce crime and anti-social activity	✓	Local	MT-LT	Temp	Med	+	+	+	+	This scenario could help to reduce crime and the fear of crime in the district through additional employment opportunities. More generally, an increase in the self sufficiency of the district, reduction in out-commuting and increase in walking and cycling to access employment opportunities could increase natural surveillance through increased footfall, reducing the fear of crime. The significance of effects will be limited due to the low crime rates in the district at present.	Enhance local service centres and pockets of deprivation in the district including the provision of health and leisure facilities.

4	To reduce poverty and social exclusion	✓	Local	MT-LT	Temp	Med		+	++	++	++	Planning for new jobs in the district could help to reduce those social and geographical inequalities that do persist, with increasing effectiveness over time as more development is realised. However, baseline conditions suggest that in general terms there are relatively few pockets of deprivation in Babergh and therefore the magnitude of addressing this issue would be low in any case.	At the district level, deprivation in terms of accessibility to services is a key issue. Therefore, enhancing town, key services centres and villages will provide key local services and facilities, which could help to improve accessibility for all members of the community and may enable a reduction in social inequalities.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med		+	++	++	++	Planning for new jobs in the district could help improve the access to employment in the district. Access to employment is just one of the key facilities and the magnitude is therefore predicted to be limited in significance.	Focus housing and employment growth in and around key settlements to increase access to services and service provision. Promote the provision of other key services in the district.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓ ✓	Sub-Reg	ST-LT	Temp	Med			++	++	++ +	A comparatively (Suffolk) large proportion of the population travels out of the district for work. The scenario will encourage the 'self-containment' of the district by planning for new jobs (highest number). This will improve accessibility to employment within the district, which is particularly significant when considered against the current baseline position.	Locate housing to reflect employment provision and reduce travel to work distances.
7	To meet the housing requirements of the whole community	-						0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med		+	+	++	+	Planning for job growth could potentially leading to an enhanced sense of community pride, as people will have more of a vested interest in the success of the local community, increasing participation levels. Quality of life overall is likely to improve as people will have greater accessibility to employment. Good baseline and significance limited.	Creating and strengthening a network of local centres across the district may increase footfall and accessibility by foot, which may encourage community interaction and subsequent cohesion over time.



9	To maintain and where possible improve water quality	X	Local	LT	Temp	Low		-	-	--	-	This scenario plans for new jobs in the district and it is likely to lead to the development of new employment sites. This is likely to lead to an overall increase in surface water runoff, including associated pollution. The scenario could however reduce the need to travel over the long term through increasing service provision could reduce overall traffic levels and, consequently, the runoff of pollutants from traffic entering watercourses. The overall balance of effects is predicted to be negative but this could be mitigated by detailed policies and site specifics.	Consider outcome of Water Cycle Study.
10	To maintain and where possible improve air quality	X	Local	LT	Temp	Low		-	-	--	-	This scenario is likely to lead to new employment development across the district. It is likely that increased air pollution from increases in traffic will result. The effects could be mitigated by detailed policies and site specifics.	Include mitigation measures and consider in more detail in site specifics.
11	To conserve soil resources and quality	X	Local	MT-LT	Temp	Low		--	---	---	---	This scenario will lead to an increase in overall development. It is likely that there is not a sufficient level of brownfield sites for development where employment sites, are needed. As brownfield sites are developed, the need for new sites will increase, leading pressure for Greenfield development and a loss of soil resources over time.	Development should seek to specify that to avoid the fragmentation of agricultural holdings. Applications should demonstrate that other sustainability factors override the need for brownfield development (such as reducing the need to travel by car). In these cases, development should be of the highest sustainable design standards, including making the most efficient use of land and ensuring sites of high value (such as for agriculture) are avoided.



12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Sub-Reg	ST-LT	Perm	Low	-	-	--	-	This scenario is likely to lead to an increase the overall level of development across the district area, which is likely to lead to the development of new sites. This is likely to lead to increased pressure on water resources in terms of potable water supply and the use of construction materials. However, through mitigation this could be reduced.	Include policies to mitigate the effects of increased development and to use water and mineral resources efficiently an re-use and recycle where possible.
13	To reduce waste	X	Sub-Reg	ST-LT	Temp	Low	-	-	--	-	This scenario is likely to lead to an increase the overall level of development across the district area, which is likely to lead to the development of new sites. This is likely to lead to increased waste generation. However, through mitigation this could be reduced.	Include policies to mitigate the effects of increased development and to reduce waste.
14	To reduce the effects of traffic on the environment	X	Local	LT	Temp	Low	-	-	--	-	Substantial increases in the amount of development across the district are likely to result in increased development densities, building and trip generation-related emissions. The scenario could however reduce the need to travel through increasing service provision could reduce overall traffic levels, however in a rural district like Babergh it is likely that residents will still need to travel for other services. The overall effect is predicted to be slightly negative with potentially more significant effects over the long term.	Enhancing local service centres may also improve local health levels as these seek to meet the needs of the local communities and may include health and leisure centres in some instances. Make reference to strategic and local access promotion and what would need to be considered in the district and the need for the provision of associated infrastructure including open space.
15	To reduce emissions of greenhouse gases from energy consumption	X	Reg/Nat	ST-LT	Temp	Med	-	--	--	--	An overall increase in development through the provision of employment sites is likely to increase overall greenhouse gas emissions through the buildings themselves, as well as trip generation. This effect may, however, be minimised through planning policies, although reducing a growth in traffic, especially due to the rural nature of the district, is not likely to be significant.	Promote sustainable modes of travel and impacts on climate changes through planning policies



16	To reduce vulnerability to climatic events	X	Sub-Reg	LT	Temp	Med		+	-	--	-	Directing development of employment sites mainly towards built up areas may help to reduce an increased risk of flooding; especially if development will be directed towards brownfield sites. However, the intensification of development in existing flood risk areas could exacerbate problems, especially in the longer term as the effects of climate change become more prominent and the overall amount of Greenfield land lost to development increases.	The allocation of sites should be informed by the broad sites assessment undertaken at the previous assessment stage. However, it should be ensured that, as well as mitigating flood risk; development is directed away from flood risk areas in the first instance. This should be implemented by national policy through PPS25; but a locally specific policy could be developed.
17	To conserve and enhance biodiversity and geodiversity	X	Reg/Nat	ST-LT	Perm	Med		-	--	--	--	The district contains a large proportion of areas designated for their biodiversity value, and one site designated as RIGS. Negative effects on biodiversity (particularly undesignated sites) may arise from an increase in employment development, experienced at both the strategic and key service centre locations through a loss of connectivity of habitats, which will become more important over time in a changing climate. A policy could be included to implement a network of green open spaces, which could have a benefit for biodiversity and offset predicted adverse effects.	Include detailed criteria-based policies for the management of the built and natural environment, and mitigation issues will be addressed through development management policies as required. This should include the consideration of RIGS.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	X	Local	ST-LT	Perm	Med		-	-	--	-	The district has a high quality historical environment and areas of archaeological importance. The intensification of employment development in the area may lead to negative effects on the local character of towns. This could be mitigated by ensuring that where development may be within areas protected for heritage value, development should seek to enhance this character.	Include a policy aimed at encourage good design.



19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	x	Local	ST-LT	Temp	Med		-	-	--	-	The district has some high quality landscapes and townscapes. The intensification of employment development in the area may lead to negative effects on the local character of towns. This could be mitigated by promoting development in the key service centres to reduce the need to travel in rural areas and therefore reduce potential effects on landscape and townscape quality from traffic. It is furthermore recommended that policies include requirements for appropriate design of development as well as the promotion of tourism that could lead to enhancements of the local townscape, which could provide benefits against this objective.	National policies protect designated landscapes. However, it is recommended that an additional policy is developed to address the importance of local landscape character at the more detailed policy stage to minimise potentially negative effects on the landscape and townscape
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	MT-LT	Temp	Med		+	++	++	++	This scenario seeks to continue to achieve growth in the local economy (highest job numbers), leading to likely significant positive effects against this objective, especially in the longer term and capitalising on identified opportunities.	It is recommended that a policy include details with regard to the types of uses that will be regarded as contributing to the local economy and increasing the sustainability of villages.
21	To revitalise town centres	✓	Local	MT-LT	Perm	Med		+	++	++	++	This scenario seeks to continue to focus on improving employment opportunities (highest job numbers), which is likely to catalyse the revitalisation of town centres over the medium to longer term.	Include policies to focus on improving the range of employment opportunities, shops and services available in town centres.
22	To encourage efficient patterns of movement in support of economic growth	✓ ✓	Sub-Reg	MT-LT	Temp	Med		+	++	++	++	Creating increased levels of employment in the district (highest job numbers), is likely to encourage a decrease in out commuting over time as more people change their travelling habits. This will provide support to economic growth locally.	It is recommended that home working is promoted through the policies for economic development as a sustainable way to increase contributions to the local economy.
23	To encourage and accommodate both indigenous and inward investment	✓ ✓	Sub-Reg	MT-LT	Temp	Med		+	++	++	++	Improving the attractiveness of the district through increased provision of employment provision (highest job numbers), may increase the district's attractiveness to a skilled labour force and investors over time.	Include policies to increase the provision of local services and facilities in the district.

Employment Growth - Scenario 3: Shortfall forecast figure and percentage growth to the jobs target up to 2031 – 9,720 jobs

		Effects					Assessment				Commentary	Recommendations
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	To improve the health of the population overall	✓	Local	MT-LT	Temp	Low	+	+	++	+	The development of employment opportunities within the district may encourage more of the population to walk or cycle to work and improve health levels through increased physical activity. This effect may increase over time as more local sites are developed.	Enhancing local service centres may also improve local health levels as these seek to meet the needs of the local communities and may include health and leisure centres in some instances. Make reference to strategic and local access promotion and what would need to be considered in the district and the need for the provision of associated infrastructure including open space.
2	To maintain and improve levels of education and skills in the population overall	✓ ✓	Sub-Reg	MT-LT	Temp	Med	+	++	++	++	This scenario will provide for 9,720 jobs in the district. This may lead to an increase in overall employment, which is likely to deliver an increase in vocationally based training and skills. Effects are likely to be more significant over the long term as the economy diversifies and more sites are developed.	It would be beneficial if local service centres can be improved and the range of facilities at these locations be increased. This may also include educational facilities.
3	To reduce crime and anti-social activity	✓	Local	MT-LT	Temp	Med	+	+	+	+	This scenario could help to reduce crime and the fear of crime in the district through additional employment opportunities. More generally, an increase in the self sufficiency of the district, reduction in out-commuting and increase in walking and cycling to access employment opportunities could increase natural surveillance through increased footfall, reducing the fear of crime. The significance of effects will be limited due to the low crime rates in the district at present.	Enhance local service centres and pockets of deprivation in the district including the provision of health and leisure facilities.

4	To reduce poverty and social exclusion	✓	Local	MT-LT	Temp	Med		+	++	++	++	Planning for new jobs in the district could help to reduce those social and geographical inequalities that do persist, with increasing effectiveness over time as more development is realised. However, baseline conditions suggest that in general terms there are relatively few pockets of deprivation in Babergh and therefore the magnitude of addressing this issue would be low in any case.	At the district level, deprivation in terms of accessibility to services is a key issue. Therefore, enhancing town, key services centres and villages will provide key local services and facilities, which could help to improve accessibility for all members of the community and may enable a reduction in social inequalities.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med		+	++	++	++	Planning for new jobs in the district could help improve the access to employment in the district. Access to employment is just one of the key facilities and the magnitude is therefore predicted to be limited in significance.	Focus housing and employment growth in and around key settlements to increase access to services and service provision. Promote the provision of other key services in the district.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓ ✓	Sub-Reg	ST-LT	Temp	Med			++	++	++ +	A comparatively (Suffolk) large proportion of the population travels out of the district for work. The scenario will encourage the 'self-containment' of the district by planning for new jobs (second highest number). This will improve accessibility to employment within the district, which is particularly significant when considered against the current baseline position.	Locate housing to reflect employment provision and reduce travel to work distances.
7	To meet the housing requirements of the whole community	-						0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med		+	+	++	+	Planning for job growth could potentially leading to an enhanced sense of community pride, as people will have more of a vested interest in the success of the local community, increasing participation levels. Quality of life overall is likely to improve as people will have greater accessibility to employment. Good baseline and significance limited.	Creating and strengthening a network of local centres across the district may increase footfall and accessibility by foot, which may encourage community interaction and subsequent cohesion over time.



9	To maintain and where possible improve water quality	X	Local	LT	Temp	Low	-	-	--	-	This scenario plans for new jobs in the district and it is likely to lead to the development of new employment sites. This is likely to lead to an overall increase in surface water runoff, including associated pollution. The scenario could however reduce the need to travel over the long term through increasing service provision and this could reduce overall traffic levels and, consequently, the runoff of pollutants from traffic entering watercourses. The overall balance of effects is predicted to be negative but this could be mitigated by detailed policies and site specifics.	Consider outcome of Water Cycle Study.
10	To maintain and where possible improve air quality	X	Local	LT	Temp	Low	-	-	--	-	This scenario is likely to lead to new employment development across the district. It is likely that increased air pollution from increases in traffic will result. The effects could be mitigated by detailed policies and site specifics.	Include mitigation measures and consider in more detail in site specifics.
11	To conserve soil resources and quality	X	Local	MT-LT	Temp	Low	--	--	---	--	This scenario will lead to an increase in overall development. It is likely that there is not a sufficient level of brownfield sites for development where employment sites, are needed. As brownfield sites are developed, the need for new sites will increase, leading pressure for Greenfield development and a loss of soil resources over time.	Development should seek to specify that to avoid the fragmentation of agricultural holdings. Applications should demonstrate that other sustainability factors override the need for brownfield development (such as reducing the need to travel by car). In these cases, development should be of the highest sustainable design standards, including making the most efficient use of land and ensuring sites of high value (such as for agriculture) are avoided.
12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Sub-Reg	ST-LT	Perm	Low	-	-	--	-	This scenario is likely to lead to an increase the overall level of development across the district area, which is likely to lead to the development of new sites. This is likely to lead to increased pressure on water resources in terms of potable water supply and the use of construction materials. However, through mitigation this could be reduced.	Include policies to mitigate the effects of increased development and to use water and mineral resources efficiently an re-use and recycle where possible.
13	To reduce waste	X	Sub-Reg	ST-LT	Temp	Low	-	-	--	-	This scenario is likely to lead to an increase the overall level of development across the district area, which is likely to lead to the development of new sites. This is likely to lead to increased waste generation. However, through mitigation this could be reduced.	Include policies to mitigate the effects of increased development and to reduce waste.



14	To reduce the effects of traffic on the environment	X	Local	LT	Temp	Low	-	-	--	-	Substantial increases in the amount of development across the district are likely to result in increased development densities, building and trip generation-related emissions. The scenario could however reduce the need to travel through increasing service provision and could reduce overall traffic levels, however in a rural district like Babergh it is likely that residents will still need to travel for other services. The overall effect is predicted to be slightly negative with potentially more significant effects over the long term.	Enhancing local service centres may also improve local health levels as these seek to meet the needs of the local communities and may include health and leisure centres in some instances. Make reference to strategic and local access promotion and what would need to be considered in the district and the need for the provision of associated infrastructure including open space.
15	To reduce emissions of greenhouse gases from energy consumption	X	Reg/Nat	ST-LT	Temp	Med	-	--	--	--	An overall increase in development through the provision of employment sites is likely to increase overall greenhouse gas emissions through the buildings themselves, as well as trip generation. This effect may, however, be minimised through planning policies, although reducing a growth in traffic, especially due to the rural nature of the district, is not likely to be significant.	Promote sustainable modes of travel and impacts on climate changes through planning policies
16	To reduce vulnerability to climatic events	X	Sub-Reg	LT	Temp	Med	+	-	--	-	Directing development of employment sites mainly towards built up areas may help to reduce an increased risk of flooding; especially if development will be directed towards brownfield sites. However, the intensification of development in existing flood risk areas could exacerbate problems, especially in the longer term as the effects of climate change become more prominent and the overall amount of Greenfield land lost to development increases.	The allocation of sites should be informed by the broad sites assessment undertaken at the previous assessment stage. However, it should be ensured that, as well as mitigating flood risk; development is directed away from flood risk areas in the first instance. This should be implemented by national policy through PPS25; but a locally specific policy could be developed.



17	To conserve and enhance biodiversity and geodiversity	X	Reg/Nat	ST-LT	Perm	Med		-	--	--	--	The district contains a large proportion of areas designated for their biodiversity value, and one site designated as RIGS. Negative effects on biodiversity (particularly undesignated sites) may arise from an increase in employment development, experienced at both the strategic and key service centre locations through a loss of connectivity of habitats, which will become more important over time in a changing climate. A policy could be included to implement a network of green open spaces, which could have a benefit for biodiversity and offset predicted adverse effects.	Include detailed criteria-based policies for the management of the built and natural environment, and mitigation issues will be addressed through development management policies as required. This should include the consideration of RIGS.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	X	Local	ST-LT	Perm	Med		-	-	--	-	The district has a high quality historical environment and areas of archaeological importance. The intensification of employment development in the area may lead to negative effects on the local character of towns. This could be mitigated by ensuring that where development may be within areas protected for heritage value, development should seek to enhance this character.	Include a policy aimed at encourage good design.
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	X	Local	ST-LT	Temp	Med		-	-	--	-	The district has some high quality landscapes and townscapes. The intensification of employment development in the area may lead to negative effects on the local character of towns. This could be mitigated by promoting development in the key service centres to reduce the need to travel in rural areas and therefore reduce potential effects on landscape and townscape quality from traffic. It is furthermore recommended that policies include requirements for appropriate design of development as well as the promotion of tourism that could lead to enhancements of the local townscape, which could provide benefits against this objective.	National policies protect designated landscapes. However, it is recommended that an additional policy is developed to address the importance of local landscape character at the more detailed policy stage to minimise potentially negative effects on the landscape and townscapes.



20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	MT-LT	Temp	Med		+	++	++	++	This scenario seeks to continue to achieve growth in the local economy, leading to likely significant positive effects against this objective, especially in the longer term and capitalising on identified opportunities.	It is recommended that a policy include details with regard to the types of uses that will be regarded as contributing to the local economy and increasing the sustainability of villages.
21	To revitalise town centres	✓	Local	MT-LT	Perm	Med		+	++	++	++	This scenario seeks to continue to focus on improving employment opportunities which is likely to catalyse the revitalisation of town centres over the medium to longer term.	Include policies to focus on improving the range of employment opportunities, shops and services available in town centres.
22	To encourage efficient patterns of movement in support of economic growth	✓ ✓	Sub-Reg	MT-LT	Temp	Med		+	++	++	++	Creating increased levels of employment in the district is likely to encourage a decrease in out commuting over time as more people change their travelling habits. This will provide support to economic growth locally.	It is recommended that home working is promoted through the policies for economic development as a sustainable way to increase contributions to the local economy.
23	To encourage and accommodate both indigenous and inward investment	✓ ✓	Sub-Reg	MT-LT	Temp	Med		+	++	++	++	Improving the attractiveness of the district through increased provision of employment provision may increase the district's attractiveness to a skilled labour force and investors over time.	Include policies to increase the provision of local services and facilities in the district.

Employment Growth - Scenario 4: Jobs growth target in accordance with housing growth target													
		Effects				Assessment							
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
1	To improve the health of the population overall	✓	Local	MT-LT	Temp	Low		+	+	+	+	The development of employment opportunities within the district may encourage more of the population to walk or cycle to work and improve health levels through increased physical activity. This effect may increase over time as more local sites are developed. In addition meeting local housing needs is likely to have a positive effect on health. The number of new jobs to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios and the effects could be more significant than anticipated in this scenario at this stage (depending on the exact numbers).	Make provision for specific needs such as the elderly in the district if there is a particular need as this may be a significant determinant of the quality of life for a particular part of the community. Enhance local service centres may also go some way to improve local health levels as these seek to meet the needs of the local communities and may include health and leisure facilities. Consider strategic and local access promotion and what would need to be considered in the district and the need for the provision of associated infrastructure including open space.
2	To maintain and improve levels of education and skills in the population overall	✓ ✓	Sub-Reg	MT-LT	Temp	Med		+	+	++	+	This scenario seeks to provide a number of jobs that are balanced with housing growth in the district. This may lead to an increase in overall employment, which is likely to deliver an increase in vocationally based training and skills. Effects are likely to be more significant over the long term as the economy diversifies and more sites are developed. The number of new jobs to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	It would be beneficial if local service centres can be improved and the range of facilities at these locations be increased. This may also include educational facilities.
3	To reduce crime and anti-social activity	✓	Local	MT-LT	Temp	Med		+	+	+	+	This scenario could help to reduce crime and the fear of crime in the district through additional employment opportunities. More generally, an increase in the self sufficiency of the district, reduction in out-commuting and increase in walking and cycling to access employment opportunities could increase natural surveillance through increased footfall, reducing the fear of crime. The significance of effects will be limited to the long term due to the low crime rates in the district at present.	Enhance local service centres and pockets of deprivation in the district including the provision of health and leisure facilities.



4	To reduce poverty and social exclusion	✓	Local	MT-LT	Temp	Med		+	+	++	+	Baseline conditions suggest that in general terms there are relatively few pockets of deprivation in Babergh. Housing growth in line with job creation could help to reduce those social and geographical inequalities that do persist, with increasing effectiveness over time as more development is realised. However, baseline conditions suggest that in general terms there are relatively few pockets of deprivation in Babergh and therefore the magnitude of addressing this issue would be low in any case.	At the district level, deprivation in terms of accessibility to services is a key issue. Therefore, enhancing town, key services centres and villages will provide key local services and facilities, which could help to improve accessibility for all members of the community and may enable a reduction in social inequalities.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med		+	+	++	+	Planning for new jobs in the district could help improve the access to employment in the district. Effects are likely to be more significant over the long term as the economy diversifies and more sites are developed. Access to housing and affordable housing would also be improved by this scenario. The number of new jobs and houses to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	Focus housing and employment growth in and around key settlements to increase access to services and service provision. Promote the provision of other key services in the district.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓ ✓	Sub-Reg	ST-LT	Temp	Med		+	++	++	++	A comparatively (Suffolk) large proportion of the population travels out of the district for work. The scenario will encourage the 'self-containment' of the district by locating housing to reflect employment provision. This will improve accessibility to employment within the district, which is particularly significant when considered against the current baseline position.	Locate housing to reflect employment provision and reduce travel to work distances.
7	To meet the housing requirements of the whole community	✓						+	++	++	++	The scenario would provide for new housing and this would include affordable housing together with new employment.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med		+	+	++	+	Planning for job growth balanced with new housing could potentially be leading to an enhanced sense of community pride, as people will have more of a vested interest in the success of the local community, increasing participation levels. Quality of life overall is likely to improve as people will have greater accessibility to employment and that this is balanced with housing provision.	Creating and strengthening a network of local centres across the district may increase footfall and accessibility by foot, which may encourage community interaction and subsequent cohesion over time.



9	To maintain and where possible improve water quality	x	Local	LT	Temp	Low		-	-	-	-	This scenario plans for new employment and housing in the district. It is also likely to lead to the development of new sites. This is likely to lead to an overall increase in surface water runoff, including associated pollution. This scenario could however reduce the need to travel over the long term through increasing service provision as well as balancing new housing and employment in the district and this could reduce overall traffic levels and, consequently, the runoff of pollutants from traffic entering watercourses. The overall balance of effects is predicted to be slightly negative. The number of new jobs and houses to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers. Mitigation measures could be included in detailed policies and site specifics.	Consider outcome of Water Cycle Study.
10	To maintain and where possible improve air quality	x	Local	LT	Temp	Low		-	-	-	-	This scenario plans for new employment and housing in the district. It is likely that increased air pollution from increases in traffic will result. Substantial increases in the amount of development is likely to result in increased development densities, building and trip generation-related emissions and an overall slightly negative effect in the town centres and key service centres. The number of new jobs and homes to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers. Mitigation measures could be included in detailed policies and site specifics.	Include mitigation measures and consider in more detail in site specifics.



11	To conserve soil resources and quality	X	Local	MT-LT	Temp	Low		-	-	--	-	This scenario will lead to an increase in overall development. It is likely that there is not a sufficient level of brownfield sites for development where needed. As brownfield sites are developed, the need for new sites will increase, leading pressure for Greenfield development and a loss of soil resources over time. The number of new jobs and homes to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more or less significant than anticipated in this scenario depending on the exact numbers.	Development should seek to specify that to avoid the fragmentation of agricultural holdings. Applications should demonstrate that other sustainability factors override the need for brownfield development (such as reducing the need to travel by car). In these cases, development should be of the highest sustainable design standards, including making the most efficient use of land and ensuring sites of high value (such as for agriculture) are avoided.
12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Sub-Reg	ST-LT	Perm	Low		-	-	-	-	This scenario is likely to lead to an increase the overall level of development across the district area, which is likely to lead to the development of new sites. This is likely to lead to increased pressure on water resources in terms of potable water supply and the use of construction materials. However, through mitigation this could be reduced. The number of new jobs and homes to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	Include policies to mitigate the effects of increased development and to use water and mineral resources efficiently an re-use and recycle where possible.
13	To reduce waste	X	Sub-Reg	ST-LT	Temp	Low		-	-	-	-	This scenario is likely to lead to an increase the overall level of development across the district area, which is likely to lead to the development of new sites. This is likely to lead to increased waste generation. However, through mitigation this could be reduced. The number of new jobs and homes to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	Include policies to mitigate the effects of increased development and to reduce waste.



14	To reduce the effects of traffic on the environment	X	Local	LT	Temp	Low	-	-	-	-	Increases in the amount of development across a range of centres is likely to result in increased development densities, building and trip generation-related emissions and an overall slightly negative effect in the town centres and key service centres. Balancing housing and employment provision could reduce the need to travel to work. Overall the effect is predicted to be slightly negative but with more significant effects over the long term. The number of new jobs and homes to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	Make provision for specific needs such as the elderly in the district if there is a particular need as this may be a significant determinant of the quality of life for a particular part of the community. Enhance local service centres may also go some way to improve local health levels as these seek to meet the needs of the local communities and may include health and leisure facilities. Consider strategic and local access promotion and what would need to be considered in the district and the need for the provision of associated infrastructure including open space.
15	To reduce emissions of greenhouse gases from energy consumption	X	Reg/Nat	ST-LT	Temp	Med	-	-	---	-	An overall increase in development through the provision of employment sites is likely to increase overall greenhouse gas emissions through the buildings themselves, as well as trip generation. This effect may, however, be minimised through planning policies, although reducing a growth in traffic, especially due to the rural nature of the district, is not likely to be significant. The number of new jobs and homes to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	Promote sustainable modes of travel and impacts on climate changes through planning policies.
16	To reduce vulnerability to climatic events	X	Sub-Reg	LT	Temp	Med	-	-	-	-	Directing development of employment sites mainly towards built up areas may help to reduce an increased risk of flooding; especially if development will be directed towards brownfield sites. However, the intensification of development in existing flood risk areas could exacerbate problems, especially in the longer term as the effects of climate change become more prominent and the overall amount of Greenfield land lost to development increases. The number of new jobs and homes to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	The allocation of sites should be informed by the broad sites assessment undertaken at the previous assessment stage. However, it should be ensured that, as well as mitigating flood risk; development is directed away from flood risk areas in the first instance. This should be implemented by national policy through PPS25; but a locally specific policy could be developed.



17	To conserve and enhance biodiversity and geodiversity	x	Reg/Nat	ST-LT	Perm	Med		-	-	--	-	The district contains a large proportion of areas designated for their biodiversity value, and one site designated as RIGS. The intensification of development in this area may lead to negative effects on biodiversity and geodiversity in the district through a loss of connectivity of habitats, which will become more important over time in a changing climate. A policy could be included to implement a network of green open spaces, which could have a benefit for biodiversity and offset predicted adverse effects. The number of new jobs and homes to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	Include detailed criteria-based policies for the management of the built and natural environment, and mitigation issues will be addressed through development management policies as required. This should include the consideration of RIGS.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	x	Local	ST-LT	Perm	Med		-	-	-	-	The district has a high quality historical environment and areas of archaeological importance. The intensification of employment development in the area may lead to negative effects on the local character of towns. This could be mitigated by ensuring that where development may be within areas protected for heritage value, development should seek to enhance this character. The number of new jobs and homes to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	Include a policy aimed at encouraging good design.



19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	x	Local	ST-LT	Temp	Med		-	-	-	-	The district has some high quality landscapes and townscapes. The intensification of employment development in the area may lead to negative effects on the local character of towns. This could be mitigated by promoting development in the key service centres to reduce the need to travel in rural areas and therefore reduce potential effects on landscape and townscape quality from traffic. It is furthermore recommended that policies include requirements for appropriate design of development as well as the promotion of tourism that could lead to enhancements of the local townscape, which could provide benefits against this objective. The number of new jobs and homes to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	National policies protect designated landscapes. However, it is recommended that an additional policy is developed to address the importance of local landscape character at the more detailed policy stage to minimise potentially negative effects on the landscape and townscape
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	MT-LT	Temp	Med		+	+	++	+	This scenario seeks to provide for new jobs and that this growth is balanced with housing growth, leading to likely significant positive effects against this objective, especially in the longer term and capitalising on identified opportunities. The number of new jobs to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	It is recommended that a policy include details with regard to the types of uses that will be regarded as contributing to the local economy and increasing the sustainability of villages.
21	To revitalise town centres	✓	Local	MT-LT	Perm	Med		+	+	++	+	This scenario seeks to continue to focus on improving employment opportunities which is likely to catalyse the revitalisation of town centres over the medium to longer term. The number of new jobs to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	Include policies to focus on improving the range of employment opportunities, shops and services available in town centres.



22	To encourage efficient patterns of movement in support of economic growth	✓ ✓	Sub-Reg	MT-LT	Temp	Med		+	+	++	+	Creating increased levels of employment in the district and balancing employment and housing is likely to encourage a decrease in out commuting over time as more people change their travelling habits. This will provide support to economic growth locally. The number of new jobs to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	It is recommended that home working is promoted through the policies for economic development as a sustainable way to increase contributions to the local economy.
23	To encourage and accommodate both indigenous and inward investment	✓ ✓	Sub-Reg	MT-LT	Temp	Med		+	+	++	+	Improving the attractiveness of the district through increased provision of employment provision may increase the district's attractiveness to a skilled labour force and investors over time. The number of new jobs to provide for is not specified in this scenario and it is therefore difficult to compare it with the other scenarios. The effects could be more significant than anticipated in this scenario depending on the exact numbers.	Include policies to increase the provision of local services and facilities in the district.

Appendix C – Responses to Consultation on Growth Scenarios and Broad Locations Core Strategy



Table C-1 - Babergh Core Strategy Growth Options Consultees' Comments on SA

Name and date	Subject	Comments	Response
RSPB 26 Nov 2010	Methodology; Environmental Sustainable Issues; Baseline Data; Broad Locations	<p>We agree that the methodology adopted in the SA is appropriate. However, we do have some concerns in regard to the limited data used to assess some key environmental constraints.</p> <p>Table 4.2 in the Environmental Sustainable Issues contains currently no information on water quality issues within the district. It is essential that baseline data on water quality is provided so that reliable estimates can be made about the potential detrimental impact on water quality from the proposed growth in Babergh. Information on water quality is necessary to determine if sufficient infrastructure exists to cope with increased wastewater within the district. The Core Strategy should ensure that measures, such as phased development are included in the policies should it not be possible to accommodate all new development.</p> <p>The SA also does not seem to present any baseline data on water availability for the Babergh area and how this will be affected by the broad growth locations. Babergh is already in a highly stressed water area. Consequently, it is important that further abstraction of water from new developments is South Essex Reserves, Wat Tyler Country Park, Pitsea Hall Lane, Basildon, Essex NR1 4UH minimised. We recommend that both water quality and water resource issues are discussed with the Environment Agency.</p> <p>We note that out of the 9 proposed broad locations for growth, number 5 (North of Sudbury) has been selected to perform best in terms of sustainability. Our main concern relates to adverse impacts from growth locations on designated sites and in terms of this we would have most concerns about broad location 8 (Western Ipswich Fringe) and location 9 (South West Ipswich Fringe). These locations are situated in close proximity to the Stour and Orwell Estuaries Special Protection Area (SPA). This site is important for 13 species of wintering wildfowl. Both the Stour Estuary and Orwell Estuary are also identified as Sites of Special Scientific Interest, as they are nationally important for the habitats, birds and plant assemblages that they support. Development in these broad locations could impact on these estuaries if not carefully managed, as recreation (terrestrial and aquatic) has the potential to erode sensitive saltmarsh habitat and disturb birds</p>	<p>The Haven Gateway Water Cycle Study that covered part of the district was completed during May 2008. This included information about water quality and implications for dealing with increased wastewater. Following the Haven Gateway Water Cycle Study, a more detailed Babergh Water Cycle Study that covers Babergh District has recently been undertaken. Both the Environment Agency and Anglian Water Services have been part of the Steering Group overseeing the Babergh Water Cycle Study.</p> <p>We have used the Babergh Water Cycle Study in terms of context to update the SAR, including Table 4.2 on Environmental Sustainability Issues; Table 6.1 on SA Framework; Appendix Part I, Table A.2 on Environmental baseline data.</p> <p>We have also used the Study in terms of the assessment of the Core Strategy policies, including area specific ones. The SA notes the constraints and recommendations made by the Study and highlights that those need to be addressed prior to the site allocations process.</p> <p>The Babergh Water Cycle Study has been considered as part of the HRA Screening process. The HRA Screening Report (September 2011) is subject to Natural England's review.</p>



Name and date	Subject	Comments	Response
		foraging and roosting within these sites. Impacts from water quality and availability can also be detrimental to these sites. Policies in the Core Strategy must show that such impacts are understood and that development alone, or in-combination with that proposed in other districts, will not result in adverse effects to the designated sites.	
Environment Agency 30 Nov 2010	Water quality; Infrastructure constraints	<p>We note that it is considered that no water quality information is available. We would be happy to provide further guidance on this. Relevant information may be found within your WCS (when finalised).</p> <p>We note that infrastructure constraints are highlighted as a key issue within the SA. However it would not appear that this potential constraint has been carried through the remainder of the document. You may wish to consider whether this, informed by your finalised WCS, would be a useful addition to the SA. This may highlight potential constraints in terms of water quality.</p> <p>We would be happy to provide further guidance if required. Should you wish to discuss any of the environmental constraints indicated above, or any of the comments within our previous letters (AE/2006/000226/CS-01/P01-L01 and AE/2006/000226/CS-01/PO1-L02), please contact me on the number given below.</p>	<p>Noted.. The Babergh Water Cycle Study which has recently been completed has now been considered as part of the SA/ SEA and the HRA process. Water quality and wastewater treatment works constraints have been reported and taken into consideration in the assessments.</p> <p>Indicators used in the Water Cycle Study have been included in the SA Framework and the proposed monitoring programme.</p>
J & J Design 26 Nov 2010	Broad Locations; Consultants	<p>We concur with the SA conclusions regarding the Sudbury broad locations 5 and 6, together with Hadleigh broad location 1. These conclusions reinforce our client's representations under Options for Broad (growth) locations. We urge the Council to give due weight to these findings.</p> <p>We endorse the SA conclusions in respect of the assessment that broad locations 2 and 9, west of Hadleigh and South West Ipswich Fringe, perform least favourably overall. We note the constraints on Broad Location 4, west of Sudbury. We urge the Council to give these findings due weight.</p> <p>We strongly endorse the Council's decision to engage an independent multidisciplinary consultant to prepare a wholly independent and objective Sustainability Appraisal. We urge the Council to continue this approach throughout the LDF process in order to give an assurance that the emerging DPDs have been objectively appraised.</p>	Noted.



Name and date	Subject	Comments	Response
Colchester Borough Council	Appropriate Assessment	<p>Sustainability Appraisal Report: Colchester Borough Council note that detailed HRA work is ongoing. Appropriate Assessments (AA) completed to support the development of Core Strategies, Site Allocations and Development Policy DPDs in Colchester, Braintree and Tendring identified likely significant effects of growth proposals on Natura 2000 sites. Recommendations in the Appropriate Assessments for these Boroughs and Districts also identified the need to monitor changes in recreational pressure/ impacts on the integrity of international sites and their associated species arising from development in these areas. Colchester Borough Council is currently carrying out visitor surveys on behalf of Tendring and Braintree Councils (and Colchester) at Natura 2000 sites potentially affected by growth. Should the HRA report being prepared as part of Babergh's LDF process, identify the need to monitor recreational impacts on Natura 2000 sites Colchester Borough Council would welcome the opportunity to discuss extending the HRA monitoring work into the Babergh District area.</p>	<p>Noted. HRA Screening identified the need to monitor recreational impacts on the Stour and Orwell Estuaries SPA/Ramsar site. BDC is happy to discuss this further with Colchester Borough Council.</p>
Orwell Developments Ltd	Broad Locations 8 and 9	<p>BDC's <i>Sustainability Appraisal Report</i> (June 2010) and <i>Sustainability Appraisal Appendix</i> (June/July 2010) assesses each of the nine broad locations of growth. The land proposed for development by Orwell Developments comprises broad locations 8 and 9. The land generally performs well but the Sustainability Appraisal identifies weaknesses in relation to:</p> <ul style="list-style-type: none"> the broad location on greenfield land loss of best and most versatile agricultural land proximity to Special Protection Areas, Special Area of Conservation and Sites of Special Scientific Interest proximity to County Wildlife sites, local nature reserves ancient woodland parts of the site falling within or adjacent to Green Corridors <p>These are suggested as being in conflict with the specified Sustainability Appraisal criterion. We would like to comment on some of the conclusions reached:</p> <p><i>The broad location on greenfield land</i></p> <p>The actual Sustainability Appraisal objective to which this criterion relates refers to conserving soil resources and quality. On that basis, the limited assessment of whether the site</p>	<p><i>The broad location on greenfield land</i> Although the SA objective reads "To conserve soil resources and quality", the protection of greenfield land is part of it. It is deemed preferable that broad locations use brownfield over greenfield land, although we acknowledge the limited availability of the former in the Babergh district.</p> <p>The importance of greenfield land is reflected in Table 7.1 which includes decision making criteria such as "Will it minimise the loss of Greenfield land to development?". Table 7.1 also uses indicators such as "Is the broad location proposed on Greenfield land?". This then enables a systematic comparison of broad locations.</p> <p>As broad location 8 is partly on greenfield land, this has been scored as partially in conflict with the criterion (amber). As broad location 9 is on greenfield land, this has been scored in conflict with the</p>



Name and date	Subject	Comments	Response
		<p>comprises greenfield land is misleading. Although development of land south of the Copdock junction would result in the development of greenfield land, this does not necessarily impact negatively on soil resources and quality. The land uses proposed would not in themselves lead to the contamination or degradation of the soils and the master planning process could take such matters into consideration.</p> <p><i>Loss of best and most versatile agricultural land</i></p> <p>The site does not contain any grade 1 agricultural land. Without detailed proposals it is impossible to determine the proportion of loss of grade 2 or grade 3 land and the master planning process can be devised to minimise the loss of the best agricultural land. There is no empirical comparison between sites so it is impossible to determine which broad location option may result in the loss of the best agricultural land. As such we suggest that the identified conflict identified under broad location 9 should be amended from red to amber.</p> <p><i>Proximity to Special Protection Areas, Special Area of Conservation and Sites of Special Scientific Interest</i></p> <p>The actual Sustainability Appraisal objective refers to conserving and enhancing biodiversity and geodiversity. Broad location 8 is suggested to be in conflict with this objective in the SA on the basis that:</p> <ul style="list-style-type: none"> the Stoke Tunnel SSSI is 2km to the west and the Stour and Orwell Estuary SPA is 2.8 km to the south east <p>For broad location 9 the SA suggests that it is in conflict with the objective as it is:</p> <ul style="list-style-type: none"> 1.2km west of the Bobbitshole SSSI 2.7km west of the Orwell Estuary SPA and SSI and 2.9 km north of the Freston and Cutlers' Woods SSSI <p>The conflict appears to have been identified on the basis that the broad locations are deemed to be closest to the SSSIs and SPAs. This conclusion, however, has not been informed by an appraisal of the likely impacts that development in these locations may have on these ecological resources. This is not</p>	<p>criterion (red). It is worth noting that no other broad locations are in conformity with this indicator (green).</p> <p>The assessment is therefore unchanged.</p> <p><i>Loss of best and most versatile agricultural land</i></p> <p>The indicator for this SA objective is set out in Table 7.1 as "Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)?" Whilst it is recognised that neither broad location 8 or 9 contain grade 1 agricultural land, they do contain grade 2 and 3 land, as per the indicator.</p> <p>As broad location 8 is partly urban, this has been scored as partially in conflict with the criterion (amber). As broad location 9 is fully on agricultural land defined above, this has been scored in conflict with the criterion (red). It is worth noting that no other broad locations are in conformity with this indicator (green).</p> <p>Whilst the masterplanning process can minimise the loss of agricultural land, the impact nevertheless occurs (unlike, for example, developing on previously developed land) and therefore cannot be scored positively against the indicator.</p> <p>The assessment is therefore unchanged.</p> <p><i>Proximity to Special Protection Areas, Special Area of Conservation and Sites of Special Scientific Interest</i></p> <p>As confirmed by the above RSPB</p>



Name and date	Subject	Comments	Response
		<p>correct: proximity is not necessarily a cause of negative impact.</p> <p>Land to the east at Adastral Park has been identified for growth by Suffolk coastal District Council and this is approximately 1.5km from the Orwell SPA. The developer, BT, has agreed a number of mitigation measures to ensure that there is no significant impact on the SPA. There is then, no reason why a site further away from the SPA could not do the same.</p> <p>Furthermore, the SA process has not taken account of the potential of the site to respond positively to the overarching objective of conserving and enhancing biodiversity and geo-diversity has not been recognised. The scale of the development area would allow for significant new environmental benefits to be realised.</p> <p>In addition a negative assumption is made against the potential of broad location 8 to support roosting and foraging birds though the Habitats Regulations Assessment is not complete. In the absence of a complete assessment it is suggested that the assessment scale should be amber rather than red.</p> <p>For these reasons we suggest that the appraisal reduces the identified conflict to amber or green.</p> <p><i>Proximity to County Wildlife sites, local nature reserves, ancient woodland and Green Corridor</i></p> <p>Conflict with the SA objective is also suggested due to the Belstead Brook County Wildlife Site and Green Corridor being situated within broad location 9 and Spring Wood CWS, local nature reserve and ancient woodland situated 500m to the east. Proximity is not necessarily a cause of negative impact. It is wholly feasible that the setting of the Green Corridor, CWSs, LNR and AW can be preserved and indeed enhanced. For these reason we suggest that the appraisal reduces the identified conflict to amber.</p>	<p>comment adverse effects may arise from development within broad locations 8 and 9, as they are situated in close proximity to the Stour and Orwell Estuaries Special Protection Area (SPA). This SPA site is important for 13 species of wintering wildfowl. Both Estuaries also nationally important for the habitats, birds and plant assemblages that they support. Development in these broad locations could impact on these estuaries if not carefully managed, as recreation (terrestrial and aquatic) has the potential to erode sensitive saltmarsh habitat and disturb birds foraging and roosting within these sites. Impacts from water quality and availability can also be detrimental to these sites.</p> <p>Broad location 9, which could potentially result in a higher level of effects, has not been taken forward and broad location 8 now forms part of Policy CS5 subject to both SA and HRA Screening processes. HRA Screening suggested the necessary safeguards which have been incorporated in the Core Strategy to ensure appropriate protection of the European sites.</p> <p><i>Proximity to County Wildlife sites, local nature reserves, ancient woodland and Green Corridor</i></p> <p>SA aims to flag up potential negative effects early in the planning process in order to steer new development to less constrained areas. Therefore, it is believed that the red colour coding is appropriate against this SA question. On the other hand, the assessment does recognize that that the size of each of the broad locations offers the potential for avoiding or mitigating most of the possible negative effects.</p>

Appendix D – Draft Submission Core Strategy Policies Assessment Tables

Table D-1- Assessment Key

Key



Effects				Assessment			
✓✓	Local	ST-MT	Temp	Low	+++	Strongly positive	
✓	Sub-Reg	ST-LT	Perm	Med	++	Moderately positive	
-	Reg/Nat	MT-LT			+	Slightly positive	
?		ST			0	No effect	
x		MT			-	Slightly negative	
xx		LT			--	Moderately negative	
					---	Strongly negative	
					+/-	Combination of positive and negative effects / neutral effect	
					n/a	Not assessed	

Terms	
Mag	Magnitude
Scale	Geographic extent
T/P	Temporary/permanent
Cert	Certainty
ST	Short term
MT	Medium term
LT	Long term
Sm	Summary assessment

Table D-2 - Spatial Strategy: Levels of Growth and its Distribution

1. Spatial Strategy: Levels of Growth and its Distribution													
• Policy CS 1: Settlement Pattern Policy; • Policy CS2: Strategy for Growth and Development (section relating to housing).													
SA Objective		Effects					Assessment					Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm		
1	To improve the health of the population overall	✓	Local	ST-LT	Temp	Med		+	+	+	+	Development across the identified strategic locations will reflect identified local needs and be reflective of local infrastructure constraints. These considerations are likely to include needs of the growing elderly population and those requiring special needs housing which may benefit their wellbeing. Baseline data indicate that there are small areas where people have poor health, including parts of Sudbury and Gt Cornard. Therefore, directing new development towards these areas will help regenerate them, which may benefit factors influencing public health.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	LT	Temp	Low		0	0	+	+	In the long term, an improvement in the range of facilities and services at settlements and promotion of a close geographical location of housing and jobs should help retain skilled members of the workforce, contributing to a reduction in out-migration.	It is recommended that the list of planning constraints in Policy CS1 includes a reference to specific accessibility criteria that could be provided in more detailed DPDs. This could include the requirement for development to be within walking/ cycling distance or easy reach by public transport to specified local services and facilities, including education facilities for both children and adults and employment opportunities.
3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Low		+	+	+	+	Deprivation levels are higher in the urban centres; therefore, the spatial strategy that directs growth to these centres and identifies local needs may help reduce social and geographical inequalities, which could help reduce crime levels.	None identified.

4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Med	+	+	++	++	Baseline conditions suggest that in general terms there are relatively few pockets of deprivation in Babergh which are located mainly in Sudbury and to the north of it. The spatial strategy that directs growth to these areas centres and identifies local housing and employment needs may help reduce social and geographical inequalities, which could help reduce deprivation levels. Effects may increase in the longer term when more development is realised.	None identified
5	To improve access to key services for all sectors of the population	✓✓	Local	ST-LT	Temp	Med	++	++	++	++	The spatial strategy will lead to the increased development of housing, employment and retail focused around Sudbury and Great Cornard, Hadleigh and the Ipswich Fringe. These areas are the key settlements in the district and increased development is likely to increase accessibility to services and facilities for a greater number of people. Additionally, all housing development will be considered alongside criteria that will require the identification and addressing of infrastructural needs, aiming to reduce the need to travel by car and improve accessibility to key services and facilities for a greater number of people.	See recommendation for objective 2 in relation to the Development Management (DM) Policies with regard to accessibility to various facilities and services.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Sub-Reg	ST-LT	Temp	Med	++	++	+++	+++	A comparatively large proportion of the population travels out of the district for work, which is explained by the rural nature of the area. However, the distribution of development under this component promotes a close geographical location of housing and jobs, increasing opportunities for employment for a larger number of people. This may go some way in improving accessibility to employment locally, which is particularly significant considered against the current	The policies in Component 7 (Economy) seek to increase the diversity of employment based around identified and emerging opportunities such as tourism and low carbon services.

										baseline position.	 		
7	To meet the housing requirements of the whole community	✓✓	Local	ST-LT	Temp	High		++	+++	+++	+++	The policies seek to provide increased levels of housing reflective of local needs, seeking to meet the housing requirements of the entire community based on the recent evidence base and realistic future forecast.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med		+	++	++	++	Addressing the housing needs of the local community and increasing employment opportunities locally should help to reduce social exclusion caused by isolation and poor accessibility to services. If successful, this has the potential to encourage increased community interaction. The consideration of factors such as green infrastructure provision should also help improve local quality of life.	The planning considerations are to be provided as part of a site allocations DPD. It is recommended that this document specifically refers to the needs for cultural facilities within communities, as well as providing a clear link to the local green infrastructure network.
9	To maintain and where possible improve water quality	?	Local	ST-LT	Temp	Low		+/-	+/-	+/-	+/-	An increase in development could affect water resources, especially where this development is close to a watercourse/estuary or will be on greenfield land, through increases in polluted run off. However, water quality is likely to be maintained through other policies within the CS, promoting green space and infrastructure, incorporating sustainable drainage systems (SuDS) where appropriate and minimising surface water run-off and waste water during construction. Overall effects are deemed mixed.	It is suggested that the water quality protection requirements are set out in the DM DPD. The planning considerations in the Site Allocations DPD should also include safeguarding against potential pollution to watercourses/estuaries and groundwater and promote opportunities for water quality improvements.



10	To maintain and where possible improve air quality	X	Local	ST-LT	Temp	Low	-	-	-	-	Decisions governing the location of new housing development will include consideration of local employment need and infrastructural considerations including local services and facilities, which could reduce the need to travel by private car. However, an overall increase in development in the rural district is likely to lead to an overall increase in air pollution associated with transport. These effects will be minimised to some extent through the implementation of Policy CS7, requiring transport assessment plans and Travel Plans for new development.	It is suggested that planning considerations to be included in a separate DPD include the consideration of effects of development on local air quality. Measures should be included to address potential adverse effects, such as the provision of sustainable transport infrastructure and planting/greening to provide increased pollution sequestration.
11	To conserve soil resources and quality	X X	Local	ST-LT	Temp	Low	-	--	--	--	In accordance with Policy CS7 brownfield land will be prioritised for the development of housing. However, the quantity of development proposed is likely to lead to a loss of soil resources through the necessary use of new sites for housing, as the supply of brownfield land for re-development within the district is very limited. More specifically, development pressure could mean that the policy leads to the fragmentation of agricultural land where it is of variable quality (national policy only protects BMV agricultural land).	It is recommended that the protection of soil quality is followed through and addressed in more detail in the DM DPD. It should specify that although greenfield sites may be permitted for development in some cases, the fragmentation of agricultural holdings should be avoided. A requirement for developers to assess the potential for development on brownfield land, ahead of greenfield development could be included. Applications should demonstrate that where brownfield development is not possible, other sustainability factors (such as reducing the need to travel by car) could justify the release of Greenfield land. The use and remediation of potentially contaminated sites should be considered as the first priority. Development on Greenfield land should be of the highest sustainable design standards, including making the most efficient use of land and ensuring areas of high agricultural value are avoided.

12	To use water and mineral resources efficiently, and re-use and recycle where possible	?	Local	ST-LT	Temp	Low		+/-	+/-	+/-	+/-	Resource efficiency is promoted through the implementation of Policy CS7. Policies within this component will contribute towards resource efficiency through well thought through spatial distribution of new development, which will help avoid piecemeal and disconnected development. However, an overall increase in the development level, will inevitably involve the use of primary and secondary materials and resources during construction and operation. Therefore, effects are deemed mixed.	None identified
13	To reduce waste	?	Local	ST-LT	Temp	Low		+/-	+/-	+/-	+/-	Waste will be minimised through the implementation of Policy CS7. Policies within this component will help minimise waste generation through well thought through spatial distribution of new development, which will help avoid piecemeal and disconnected development. Directing development to larger urban areas will also help promote waste recycling, as it may be easier to integrate new development with the existing local waste management initiatives. However, an increase in development is likely to lead to the growth of waste arisings; therefore, overall effects are deemed mixed.	It is recommended that the future DM DPD includes a policy relating to sustainable waste management, specifically promoting adherence to the waste hierarchy. It should also include the requirement for major development proposals to prepare site waste management plans and construction and environmental management plans (CEMP).



14	To reduce the effects of traffic on the environment	X	Local	MT-LT	Temp	Med	-	-	+/-	-	New targeted development in larger urban areas and villages is likely to increase accessibility to services and facilities for a greater number of people. The distribution of development under this component promotes a close geographical location of housing and jobs and mixed developments, which minimises the need to travel. However, an overall increase in development in a rural district is likely to lead to an overall increase in trip generation. In the longer term these effects may decrease, as new generation of cleaner cars become more widely used and a higher proportion of residents take up sustainable ways of travelling.	Predicted effects will be reduced when combined with the successful implementation of Policy CS7, seeking to minimise the need to travel and encourage the use of more sustainable forms of transport. See recommendations for Policy CS7.
15	To reduce emissions of greenhouse gases from energy consumption	X	Local	ST-LT	Temp	Low	-	-	-	-	All new development will lead to an overall increase in GHG emissions. Current trends in traffic growth associated with development may be reduced through a policy of co-locating development that offers potential to reduce the need to travel by private car and/or increase the proportion of trips that are linked. New built development is likely to increase GHG emissions to some extent; however, emissions per unit may be minimised through the implementation of policies CS7-CS10. Policies CS8 and CS9 aim to reduce CO2 emissions from development and Policy CS7 seeks to reduce carbon intensity of transport and CS10 provides for carbon sequestration.	Performance against this objective will depend on the successful implementation of the policies CS7-CS10. See also recommendations for component 6.

16	To reduce vulnerability to climatic events	X	Local	ST-LT	Temp	Low	-	-	-	-	The release of new sites for development, some of which may be previously undeveloped, may increase vulnerability to, and the frequency of, localised flooding events through alterations to run-off rates. This effect may be partially countered through the implementation of national policy PPS25 and policies CS7 and CS10. The overall balance of effects is slightly negative.	None identified
17	To conserve and enhance biodiversity and geodiversity	X	Local	ST-LT	Temp	Low	-	-	-	-	There are a wide range of biodiversity and geodiversity designations in the district. In particular, the estuaries in the district provide a key resource in terms of wildlife habitats and are subject to international designation. Development in the identified areas in the policies in this component may affect the district's ecological assets and designations either directly through land take and disturbance (e.g., noise, vibration) or indirectly (e.g. increased recreation pressure). As other policies include biodiversity safeguards, overall effects are deemed minor negative.	Performance against this objective will depend on the successful implementation of the policies CS7 and CS10. See also recommendations for component 6.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	X	Local	ST-LT	Temp	Low	-	-	-	-	The increase in development may increase the pressure on heritage assets. There are a number of historic and archaeological assets in proximity to growth locations identified in this component. This is assessed in more detail in the area specific components 2-5. As other policies include heritage safeguards, overall effects are deemed minor negative.	National planning policy including PPS5 will provide support against this objective. It is recommended that detailed planning guidance includes the protection of sites of archaeological interest.



19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	X	Local	ST-LT	Temp	Low	-	-	-	-	The policies are likely to lead to a significant amount of new housing development, some of which may affect areas of high landscape value. For example, a number of the core villages listed in the policies in this component, are within areas designated as AONB. These effects are likely to be mitigated/minimised through landscape safeguards in Policy CS7 and through detailed planning considerations to be provided in lower tier documents: a site allocations DPD, Development Briefs and Masterplans. Overall effects are deemed minor negative on a precautionary basis.	Specific design standards could be developed as part of the site allocations DPD to guide development in areas of high landscape value and minimise potentially negative effects.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	ST-LT	Temp	Low	+	+	+	+	Distribution of future growth is underpinned by the examination of relationship between jobs and housing growth. A coordinated location of housing and employment areas should help create economic growth in these areas.	The policies in Component 7 seek to develop the local economy through measures including diversification.
21	To revitalise town centres	✓	Sub-Reg	MT-LT	Temp	Med	+	++	+++	++	The policies within the Component will direct a large proportion of housing, employment and retail development to the key settlements of the plan area. Through the forthcoming site allocations DPD, area action plans/ masterplans, this is likely to lead to significant levels of development that has the potential to encourage investment in local services and facilities leading to increased vitality within the town centres over time.	None identified.
22	To encourage efficient patterns of movement in support of economic growth	✓	Local	ST-LT	Temp	Med	++	++	++	++	The spatial strategy seeks specifically to provide the co-location of local services, facilities and employment with housing, thus encouraging a reduction in the need to travel or giving an option of sustainable travel, whilst promoting increased levels of employment.	None identified.

23	To encourage and accommodate both indigenous and inward investment	✓	Local	ST-LT	Temp	Med	++	++	++	++	Providing high levels of housing and associated infrastructure may encourage inward investment into the area as housing provision will address the needs of a diverse labour force. Directing employment towards the towns/urban areas and key service centres may also encourage inward investment.	None identified
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Table D-3 – Strategy for Sudbury/Great Cornard

Strategy for Sudbury/Great Cornard												
• Policy CS3: Strategy for Sudbury/Great Cornard												
SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	To improve the health of the population overall	✓	Local	ST-LT	Temp	Med	+	++	++	++	The component provides for residential development which, through the provisions of other policies in the plan, will provide accommodation for vulnerable groups such as the elderly, thereby benefitting groups who have particular health needs. The policy also seeks to provide a green infrastructure framework, for example by adding or extending green spaces, thereby providing recreational health benefits. The policy also seeks to provide 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, thus promoting health through travel.	Given the scale of potential development associated with the policy, it is recommended that health facilities be provided in the new directions of growth, or existing facilities be extended and improved to support the potential growth in population.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	ST-LT	Temp	Low	+	+	+	+	The component provides for employment uses in the shorter term at Chilton and the longer term to the north-east of Sudbury. This may lead to an increase in overall employment, which is likely to deliver an increase in	Given the scale of potential development associated with the policy, it is recommended that education facilities like schools be provided in the new directions of growth, or existing facilities be extended and improved to support the potential growth in population.

											vocationally based training and skills and retention of local labour.	
3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Low	+	+	+	+	<p>The implementation of Policy CS3 may lead to positive effects, as good design principles will be promoted and it will be ensured that development is integrated with existing communities. The largest pockets of deprivation in the district are found around Sudbury, close to which a large mixed use development at Chilton is proposed. This could help to reduce levels of deprivation in this area and reduce crime and the fear of crime through an improved environmental quality and additional employment and recreational opportunities.</p>	Relevant lower-tier documents (e.g. the site allocations DPD, area action plans, masterplans) should include the requirement for new development to conform to the Secured by Design guidelines, thus reducing the opportunity for crime.
4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Low	+	+	+	+	<p>The component seeks to provide good links and/or the enhancement of existing links for pedestrians and cyclists which may improve access. It seeks to provide improvements to public transport, strategic and local access. The largest pockets of deprivation in the district are found around Sudbury, close to which a large mixed use development at Chilton is proposed. This could help to reduce levels of deprivation in this area through an increase in accessibility to employment. The increase in development will help add to the overall vitality and choices available in Sudbury.</p>	It is recommended that the Sudbury/Great Cornard AAP provides further focus on pockets of deprivation and sets out measures to address social exclusion and deprivation issues.



5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med	+	++	++	++	The component seeks to provide good links and/or the enhancement of existing links for pedestrians and cyclists which may improve access. It seeks to provide improvements to public transport, strategic and local access.	Performance against this objective will depend on the successful implementation of the policy CS7. Further detail should be provided on where improved access will be provided. This could be done in the Area Action Plan or the site allocations DPD.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	ST-LT	Temp	Med	+	++	++	++	The component seeks to provide employment uses at the two main directions of growth, which will be mixed use developments. The policy also seeks to strengthen the town centre and provide additional retail facilities.	None identified
7	To meet the housing requirements of the whole community	✓	Sub-Reg	ST-LT	Perm	Med	++	++	+++	+++	The component seeks to provide housing both in the short-term and the long-term. The scale of the housing proposed is such that there will be a significant provision of mixed types of dwellings, notably a proportion of which will be affordable and for vulnerable group. This will increase in the long-term when the direction of growth in the north-east of the town comes forward.	None identified
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med	+	+	+	+	The component makes deliberate reference to ensuring that new directions of growth are properly integrated into the rest of the town. This will be important so as to ensure that urban extensions are not isolated from existing centres. The policy seeks to provide access to and within new and existing communities. The creation of increased provision of services and facilities within communities could increase local participation and quality of life, as will the provision of green infrastructure.	The planning considerations are to be provided as part of a site allocations DPD. It is recommended that this document specifically refers to the need for cultural and community facilities and spaces to encourage community participation.



9	To maintain and where possible improve water quality	X	Local	ST-LT	Temp	Low	-	-	-	-	<p>The current water quality in the area is classified as moderate in the Water Cycle Study (WCS). The component seeks to increase the overall level of development across Sudbury, which is also likely to lead to the development of new sites. This is likely to lead to an overall increase in surface water runoff, including associated pollution. However, this effect may be mitigated through other policies within the CS that seek to ensure reduced surface water runoff and promote the use of SUDS, including the provision in policies CS7 and CS16. Locationally, the new directions for growth are also situated within a groundwater source protection zones 2 and 3 (Outer Zone and Total Catchment Zone) to the east and zone 2 (Outer Zone) to the north. Overall, effects are deemed to be minor adverse.</p>	<p>Measures should be identified and implemented to protect groundwater.</p> <p>It is suggested that the water quality protection requirements are set out in the DM DPD. The planning considerations in the Site Allocations DPD should also include safeguarding against potential pollution to watercourses/estuaries and groundwater and promote opportunities for water quality improvements.</p>
10	To maintain and where possible improve air quality	X	Local	ST-LT	Temp	Low	-	-	+	-	<p>The component seeks to increase the overall level of development across Sudbury, which is also likely to lead to the development of new sites and an increase in traffic. This may be offset by the provision of more sustainable transport modes, including improved access through walking and cycling. However, the effects are still deemed to be minor adverse given the scale of the planned development and existing air quality problems. The situation may start improving in the longer term when cleaner vehicles are more widely used and sustainable ways of travelling become more popular.</p>	<p>There should be targeted traffic improvements in traffic and air quality hotspots, such as Cross Street. Lower tier documents, e.g. the Area Action Plan DPD, should include more specific details on how congestion in the town centre will be tackled. This should be linked to measures in the local transport plan.</p>



11	To conserve soil resources and quality	X	Local	ST-LT	Perm	Med	--	--	--	--	The component will lead to an increase in overall development both within and on the fringes of Sudbury for the new directions of growth. This will lead to greenfield development and a loss of soil resources and agricultural land in the absence of sufficient brownfield land.	In accordance with recommendations for Component 1, development should seek to avoid the fragmentation of agricultural holdings. Applications should demonstrate that other sustainability factors override the need for brownfield development (such as reducing the need to travel by car). In these cases, development should be of the highest sustainable design standards, including making the most efficient use of land and ensuring sites of high value (such as for agriculture) are avoided.
12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Local	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the overall level of development across Sudbury, which is likely to lead to a requirement for more water and material resources. However, this effect may be mitigated through other policies within the CS, that seek to ensure efficiency, including the provision in policies CS7. However, effects are still likely to be minor adverse on the whole.	Performance against this objective will depend on the successful implementation of the policies CS7-CS9. In terms of water resources conservation the WCS recommends such measures as leakage control, water efficiency, and metering.
13	To reduce waste	X	Local	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the overall level of development across Sudbury, which is likely to lead to more waste. However, this effect may be mitigated through other policies within the CS, that seek to ensure efficiency, including the provision in policies CS7. However, effects are still likely to be minor adverse on the whole.	Performance against this objective will depend on the successful implementation of the policy CS7.



14	To reduce the effects of traffic on the environment	X	Local	ST-LT	Temp	Med	-	-	+	-	The component seeks to increase the overall level of development across Sudbury, which is likely to lead to more traffic. However, this effect may be mitigated through other aspects of the CS3 policy (e.g. co-location of employment and housing, improving cycling and walking routes) and other policies such as CS7 which seek to provide for better sustainable transport. However, effects are still likely to be minor adverse on the whole. In the longer term the situation should improve with the higher use of cleaner vehicles and sustainable modes.	There should be modest traffic improvements in traffic and air quality hotspots, such as Cross Street. See also recommendations for objective 10.
15	To reduce emissions of greenhouse gases from energy consumption	X	Sub-Reg	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the overall level of development across Sudbury, which is likely to lead to increased greenhouse gas emissions associated with development and traffic. However, this effect may be mitigated through other aspects of the CS3 policy and other policies such as CS7-CS10 which seek to minimise CO2 emissions through various. However, effects are still likely to be minor adverse on the whole.	Performance against this objective will depend on the successful implementation of the policies CS7-CS10.
16	To reduce vulnerability to climatic events	?	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	The component seeks to increase the overall level of development across Sudbury, which is likely to lead to an increase the amount of hardstanding and increase flood risk. However, the new directions for growth lie outside of flood risk zones. Furthermore, other policies such as CS7 look to reduce flood risk through, for example, the incorporation of SUDS measures. Overall, the	Performance against this objective will depend on the successful implementation of the policy CS7.

											effects are considered mixed.	
17	To conserve and enhance biodiversity and geodiversity	-	Local	ST-LT	Temp	Low	+/-	+/-	0	+/-	The increase in development may increase the pressure on ecological assets such as flora and fauna. However, parts of the policy seek to protect and enhance ecological assets by focusing on improvements to the green infrastructure. In addition, the new directions for development identified in the policy largely avoid ecological designations such as SSSIs, Ramsars, SACs, SPAs, BAP habitats and LNRs. Overall effects are likely to be mixed or neutral.	None identified
18	To conserve and where appropriate enhance areas of historical and archaeological importance	X	Local	ST-LT	Perm	Low	-	-	-	-	The increase in development may increase the pressure on heritage assets. For example, close to the new directions of growth, there is a Historic Park and Garden at Chilton Hall and a SAM, the Wood Hall Moated Site. However, policy CS3 and other such as CS7 do seek protect heritage and to ensure high quality design , which respects townscape. Overall effects are likely to be minor adverse on the precautionary basis.	Performance against this objective will depend on the successful implementation of the policy CS7.



19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	X	Local	ST-LT	Perm	Low	-	-	-	-	The increase in development may increase the pressure on landscapes and townscapes. The new directions for growth will inevitably involve landtake and expansion of Sudbury. This will be partly mitigated through the other provisions in the policy for high quality design, structural landscape planting, green infrastructure and avoiding creeping coalescence with adjacent settlements. The overall effects are likely to be minor adverse though.	The development within the identified directions of growth should avoid coalescence of urban extension with Great Walsingham. The site allocations DPD should address this issue.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	ST-LT	Temp	Med	+	++	++	++	The component seeks to increase the prosperity and economic growth of Sudbury through a balanced increase in housing and employment, a revitalised town centre with better retail, and associated infrastructure to support this. The overall effects will be positive and will increase over time as more development comes forward.	None identified
21	To revitalise town centres	✓	Local	ST-LT	Temp	Med	+	++	++	++	The component seeks to increase the prosperity and economic growth of Sudbury through a balanced increase in housing and employment, a revitalised town centre with better retail, and associated infrastructure to support this. The overall effects will be positive and will increase over time as more development comes forward.	None identified

22	To encourage efficient patterns of movement in support of economic growth	✓	Local	ST-LT	Temp	Med	+	+	++	++	The component seeks to increase the prosperity and economic growth of Sudbury through a balanced increase in housing and employment, a revitalised town centre with better retail, and associated infrastructure to support this, including better cycling and walking routes. There is the potential for the town to become more self-sufficient and encourage efficient patterns of movement across the town and the network of villages clustered around it.	None identified
23	To encourage and accommodate both indigenous and inward investment	✓	Local	ST-LT	Temp	Med	+	++	++	++	The component seeks to increase the prosperity and economic growth of Sudbury through a balanced increase in housing and employment, a revitalised town centre with better retail, and associated infrastructure to support this. The overall effects will be positive and will increase over time as more development comes forward.	None identified

Table D-4 - Strategy for Hadleigh

3. Strategy for Hadleigh												
Policy CS4: Strategy for Hadleigh												
Effects						Assessment						
SA Objective	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	Recommendations	



1	To improve the health of the population overall	✓	Local	ST-LT	Temp	Med	+	+	+	+	The component provides for residential an employment development in Hadleigh, the second largest settlement in Babergh. The policy seeks to provide a green infrastructure framework, thereby providing recreational health benefits. The policy also seeks to provide good links and/or the enhancement of existing links for pedestrians and cyclists to the town centre, employment areas, schools, bus stops, etc, thus promoting more active forms of travelling with benefits for public health.	Given the scale of potential development associated with the policy, it is recommended that health facilities be provided in the new directions of growth, or existing facilities be extended and improved to support the potential growth in population. Relevant lower tier documents such as Site Allocations or Development Management DPD and design proposals should properly address the issues of safety on Hadleigh High Street so walking and cycling can be encouraged.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	LT	Temp	Low	0	0	+	+	Development in Hadleigh will help ensure that more people in the district have good access to education facilities and main employment sites, which is likely to deliver benefits against this objective.	Given the scale of potential development associated with the policy, it is recommended that education facilities like schools be provided in the new direction of growth, or existing facilities be extended and improved to be able to accommodate the potential growth in population. It is recommended that the list of planning constraints includes reference to specific accessibility criteria that could be provided in more detailed DPDs. This could require development to be within walking/ cycling distance or easy reach by public transport of specified local services and facilities, including education facilities for both children and adults and employment opportunities.
3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Low	+	+	+	+	The component may lead to positive effects as there is emphasis in the policy on good design and townscape features. This may help to design crime out from public places.	Relevant lower-tier documents (e.g. the site allocations DPD, area action plans, masterplans) should include the requirement for new development to conform to the Secured by Design guidelines, thus reducing the opportunity for crime.
4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Med	+	+	+	+	The component seeks to provide good links and/or the enhancement of existing links for pedestrians and cyclists to local shops and services, employment areas, schools, and public transport routes and services. This may improve opportunities for more vulnerable social groups and encourage community cohesion.	None identified.



5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med	++	++	++	++	The component seeks to provide good links and/or the enhancement of existing links for pedestrians and cyclists which may improve access for all, including those without access to a private car. Simultaneous promotion of both housing and employment allocation will also improve access to local job opportunities.	See recommendation for objective 2 in relation to the Development Management Policies with regard to accessibility to various facilities and services. Further detail should be provided on where improved access will be provided. This could be done in the Area Action Plan or the site allocations DPD.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Sub-Reg	ST-LT	Temp	Med	+	++	++	++	Hadleigh is an important employment and local service centre for the mid-Babergh area. The component seeks to provide employment within the main direction of growth east of Hadleigh as part of mixed use development. The policy also seeks to strengthen the town centre as a visitor attraction and provide additional retail and other types of facilities which provide employment opportunities for local people.	None identified.
7	To meet the housing requirements of the whole community	✓	Local	ST-LT	Temp	High	++	++	++	++	The component seeks to provide housing within the main direction of growth east of Hadleigh as part of mixed use development. The scale of the housing proposed is such that a proportion of it is expected to be affordable.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med	+	+	+	+	In addition to requirements under Policy CS7, this component specifies that new development should be of high quality, provide structural landscape planting and respect the local landscape, townscape and Hadleigh's identity. The policy seeks to enhance access to main destinations and provide new facilities and green infrastructure. This should increase the quality of life and community cohesion.	The planning considerations are to be provided as part of a site allocations DPD. It is recommended that this document specifically refers to the need for cultural and community facilities and spaces to encourage community participation.



9	To maintain and where possible improve water quality	?	Local	ST-LT	Temp	Low	+/-	+/-	+/-	+/-	The current water quality in the area is classified as moderate in the Water Cycle Study (WCS). The component seeks to increase the level of development in Hadleigh. This is likely to lead to an overall increase in surface water runoff, including associated pollution. However, this effect may be mitigated through the provision of green infrastructure under this component and other policies within the CS, that seek to ensure reduced surface water runoff and SUDS, including the provisions in policies CS7 and CS16. Overall effects are deemed mixed.	It is suggested that the water quality protection requirements are set out in the DM DPD. The planning considerations in the Site Allocations DPD should also include safeguarding against potential pollution to watercourses/estuaries and groundwater and promote opportunities for water quality improvements.
10	To maintain and where possible improve air quality	?	Local	ST-LT	Temp	Low	+/-	+/-	+	+	The component seeks to increase the overall level of development in Hadleigh, which will involve the development of new sites and may lead to an increase in traffic. This may be offset by the provision of more sustainable transport modes, including improved access through walking and cycling. Overall effects are deemed mixed in the short to medium term. The situation may start improving in the longer term when cleaner vehicles are more widely used and sustainable ways of travelling become more popular.	None identified.
11	To conserve soil resources and quality	x	Local	ST-LT	Temp	Low	-	--	--	--	The component will lead to an increase in development on the fringe of Hadleigh. This will lead to greenfield development and a loss of soil resources and agricultural land in the absence of sufficient brownfield land.	See recommendations under Component 1.



12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Local	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the level of development in Hadleigh, which is likely to lead to a requirement for more water and material resources. The WCS indicates that there is limited headroom in terms of wastewater treatment capacity. However, these effects may be mitigated through recommendations in the WCS and other policies within the CS, that seek to ensure efficiency, including the provision in policies CS7. However, effects are still likely to be minor adverse on the whole.	Performance against this objective will depend on the successful implementation of the policies CS7-CS9. Restrictions in wastewater treatment capacity would require consent increase and review as recommended in the WCS. In terms of water resources conservation the WCS recommends such measures as leakage control, water efficiency, and metering.
13	To reduce waste	X	Local	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the level of development in Hadleigh, which is likely to lead to more waste. However, this effect may be mitigated through other policies within the CS, that seek to ensure efficiency, including the provision in policies CS7. However, effects are still likely to be minor adverse on the whole.	Performance against this objective will depend on the successful implementation of the policy CS7.
14	To reduce the effects of traffic on the environment	?	Local	ST-LT	Temp	Low	+/-	+/-	+	+	The component seeks to increase the development in Hadleigh, which may lead to more traffic. However, directing new development to the employment centre, promoting co-location of housing and employment as well as enhancement of sustainable travel options should be help mitigate these effects. Further mitigation will be provided through other policies such as CS7 which seek to provide for better sustainable transport and require Transport Plans for new development. Transport effects may decline in the long term when new generation of cleaner cars become more widely used and a higher proportion of residents take up sustainable ways of travelling. Overall effects are minor positive.	Performance against this objective will depend on the successful implementation of the policies CS7-CS10.



15	To reduce emissions of greenhouse gases from energy consumption	X	Local	ST-LT	Temp	Low	-	-	-	-	The component seeks to increase the development in Hadleigh, which is likely to lead to increased greenhouse gas emissions associated with development and traffic. However, this effect may be mitigated through other aspects of the CS4 policy and other policies such as CS7-CS10 which seek to minimise CO2 emissions through various requirements. However, effects are still likely to be minor adverse on the whole.	Performance against this objective will depend on the successful implementation of the policies CS7-CS10.
16	To reduce vulnerability to climatic events	?	Local	ST-LT	Temp	Low	+/-	+/-	+/-	+/-	The component seeks to increase the development in Hadleigh, involving greenfield land development. This is likely to lead to an increase in the amount of hardstanding and increase flood risk. However, the new direction for growth lies outside of flood risk zones. Furthermore, other policies such as CS7 look to reduce flood risk through, for example, the incorporation of SUDS measures. Overall, the effects are considered mixed.	None identified.
17	To conserve and enhance biodiversity and geodiversity	?	Local	ST-LT	Temp	Low	+/-	+/-	+/-	+/-	The increase in development may increase the pressure on ecological assets such as flora and fauna. There are two designations (a SSSI and an LNR) in some proximity to the new direction for growth as identified by the broad locations assessment. However, parts of the policy seek to protect and enhance ecological assets by focusing on improvements to the green infrastructure. Overall effects are likely to be mixed.	Performance against this objective will depend on the successful implementation of the policies CS7 and CS10.



18	To conserve and where appropriate enhance areas of historical and archaeological importance	✓	Reg/Nat	ST-LT	Perm	Low	+	+	+	+	The increase in development may increase the pressure on heritage assets. However, the identified direction of growth largely avoids areas of historic and archaeological importance. Additionally, Policy CS4 and other such as CS7 do seek to ensure high quality design, respecting townscape features and identity. Overall effects are likely to be minor positive.	It is recommended that the site allocation DPD includes safeguards for the protection of sites of archaeological interest, as the broad location assessment identified potential for some effects at the northern edge of the direction of growth.
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓	Local	ST-LT	Perm	Med	+	+	+	+	The increase in development may increase the pressure on landscapes and townscapes. The new direction for growth will involve land take and expansion of Hadleigh. However, this is likely to be mitigated through the other provisions in the policy for high quality design, structural landscape planting, green infrastructure and respect for townscape features and the town's identity. The broad location assessment didn't identify any constraints against this objective. The overall effects are likely to be minor positive.	None identified.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	ST-LT	Temp	Med	+	++	++	++	The component seeks to increase the prosperity and economic growth of Hadleigh through a balanced increase in housing and employment, a revitalised town centre with better retail, and associated infrastructure to support this. The overall effects will be positive and will increase over time as more development comes forward.	None identified
21	To revitalise town centres	✓	Local	ST-LT	Temp	Med	+	++	++	++	The component seeks to increase the prosperity and economic growth of Hadleigh through a balanced increase in housing and employment, a revitalised town centre with better retail and other attractions for visitors, and associated infrastructure to support this. The overall effects will be positive and will increase over time as more development comes forward.	None identified

22	To encourage efficient patterns of movement in support of economic growth	✓	Local	ST-LT	Temp	Med	+	+	+	+	The component seeks to increase the prosperity and economic growth of Hadleigh through a balanced increase in housing and employment, a revitalised town centre with better retail, associated infrastructure to support this, including better cycling and walking routes. This is likely to encourage efficient patterns of movement within the town as well as the network of villages clustered around it.	None identified
23	To encourage and accommodate both indigenous and inward investment	✓	Local	ST-LT	Temp	Med	+	++	++	++	The component seeks to increase the prosperity and economic growth of Hadleigh through a balanced increase in housing and employment, a revitalised town centre, attractive for visitors, with better retail, and associated infrastructure to support this. The overall effects will be positive and will increase over time as more development comes forward.	None identified

Table D-5 - Strategy for Growth in the Ipswich Fringe

Strategy for Growth in the Ipswich Fringe												
• Policy CS5: Strategy for Growth in the Ipswich Fringe												
SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	To improve the health of the population overall	✓	Local	ST-LT	Temp	Med	+	+	+	+	The component requires development to be based and designed around a green infrastructure framework, for example, by adding or extending green spaces, thereby providing recreational health benefits. The policy also seeks to provide 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, thus promoting health through active travel.	Given the scale of potential development associated with the policy, it is recommended that health facilities be provided in the new directions of growth, or existing facilities be extended and improved to support the potential growth in population.



2	To maintain and improve levels of education and skills in the population overall	✓	Local	ST-LT	Temp	Low		+	+	+	+	The component may lead to an increase in overall employment, which is likely to deliver an increase in vocationally based training and skills and retention of local labour.	Given the scale of potential development associated with the policy, it is recommended that education facilities like schools be provided in the new directions of growth, or existing facilities be extended and improved to support the potential growth in population.
3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Low		+	+	+	+	The component may lead to positive effects as there is emphasis in the policy to good design, and this may help design crime out from public places and minimise fear of crime.	None identified
4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Low		+	+	+	+	The component seeks to provide good links and/or the enhancement of existing links for pedestrians and cyclists to local shops and services, employment areas, schools, and public transport routes and services. However, the policy does not focus necessarily on pockets of deprivation and therefore the effects overall will be minor positive.	It is recommended that the relevant lower tier documents provide further focus on pockets of deprivation and set out measures to address social exclusion and deprivation issues.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med		+	++	++	++	The component seeks to provide good links and/or the enhancement of existing links for pedestrians and cyclists which may improve access to Ipswich and beyond. Ipswich is a key settlement and increased development is likely to increase accessibility to services and facilities for a greater number of people.	Further detail should be provided on where improved access will be provided. There should be a clear preference for sustainable modes of travel over the private car usage.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	ST-LT	Temp	Med		++	++	++	++	The component directs growth in housing and employment to the Ipswich fringe. Ipswich is a key settlement and simultaneously increased employment and housing development is likely to benefit a greater number of people in terms of local job opportunities.	None identified

7	To meet the housing requirements of the whole community	✓	Local	ST-LT	Temp	High	++	++	++	++	The component directs growth in housing and employment to the Ipswich fringe. The scale of the housing proposed is such that a proportion of it is expected to be affordable.	None identified
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Temp	Med	+	+	+	+	In addition to requirements under Policy CS7, this component specifies that new development should be of high quality, provide structural landscape planting and connections with existing landscape features. The policy seeks to provide access to and within new and existing communities. The provision of green infrastructure could increase local participation and quality of life.	None identified
9	To maintain and where possible improve water quality	✗	Local	ST-LT	Temp	Low	-	-	-	-	The component seeks to increase the overall level of development in the Ipswich Fringe, which is also likely to lead to the development of new sites. This is likely to lead to an overall increase in surface water runoff, including associated pollution. However, this effect may be mitigated through other policies within the CS, that seek to ensure reduced surface water runoff and promote the use of SUDS, including the provision in policies CS7 and CS16. Locationally, the new direction for growth is also situated within a groundwater source protection zone 2 (Outer Zone), which may be a constraint. Overall, effects are deemed to be adverse, in particular given that the current water quality is poor (see the Water Cycle Study).	Measures should be identified and implemented to protect groundwater. It is suggested that the water quality protection requirements are set out in the DM DPD. The planning considerations in the Site Allocations DPD should also include safeguarding against potential pollution to watercourses/estuaries and groundwater and promote opportunities for water quality improvements.



10	To maintain and where possible improve air quality	X	Local	ST-LT	Temp	Low	-	-	+	-	The component seeks to increase the overall level of development across the Ipswich Fringe, which is also likely to lead to the development of new sites and an increase in traffic. This may be offset by the provision of more sustainable transport modes, including improved access through walking and cycling. However, the effects are still deemed to be minor adverse given the existing congestion problems. The situation may start improving in the longer term when cleaner vehicles are more widely used and sustainable ways of travelling become more popular.	There should be targeted traffic improvements in traffic hotspots such as at the Copdock junction. Lower tier documents, e.g. the site allocations DPD, should include more specific details on how congestion will be tackled. This should be linked to measures in the local transport plan.
11	To conserve soil resources and quality	X	Local	ST-LT	Perm	Med	-	--	--	--	The component will lead to an increase in overall development on the fringe of Ipswich within the new direction of growth. This will involve some greenfield development and a loss of soil resources and agricultural land in the absence of sufficient brownfield land.	In accordance with recommendations for Component 1, development should seek to avoid the fragmentation of agricultural holdings. Applications should demonstrate that other sustainability factors override the need for brownfield development (such as reducing the need to travel by car). In these cases, development should be of the highest sustainable design standards, including making the most efficient use of land and ensuring sites of high value (such as for agriculture) are avoided.
12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Local	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the overall level of development on the fringes of Ipswich, which is likely to lead to a requirement for more water and material resources. The Water Cycle Study (WCS) indicates that there is no headroom in terms of wastewater treatment capacity. However, these effects may be mitigated through recommendations in the WCS and other policies within the CS, that seek to ensure efficiency, including the provision in policies CS7. However, effects are still likely to be minor adverse on the	Restrictions in wastewater treatment capacity would require consent increase and review as recommended in the WCS. In terms of water resources conservation the WCS recommends such measures as leakage control, water efficiency, and metering.

											whole.	
13	To reduce waste	X	Local	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the overall level of development on the fringes of Ipswich, which is likely to lead to more waste. However, this effect may be mitigated through other policies within the CS, that seek to ensure efficiency, including the provision in policies CS7. However, effects are still likely to be minor adverse on the whole.	Performance against this objective will depend on the successful implementation of the policy CS7.
14	To reduce the effects of traffic on the environment	X	Local	ST-LT	Temp	Med	-	-	+	-	The component seeks to increase the overall level of development on the fringe of Ipswich, which is likely to lead to more traffic. However, this effect may be mitigated through other aspects of the CS5 policy and other policies such as CS7 which seek to provide for better sustainable transport. However, effects are still likely to be minor adverse on the whole. In the longer term the situation should improve with the higher use of cleaner vehicles and sustainable modes.	There should be targeted traffic improvements where congestion is a problem. See also recommendations for objective 10.
15	To reduce emissions of greenhouse gases from energy consumption	X	Sub-Reg	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the overall level of development on the fringe of Ipswich, which is likely to lead to increased greenhouse gas emissions associated with development and traffic. However, this effect may be mitigated through other aspects of the CS3 policy and other policies such as CS7-CS10 which seek to minimise CO2 emissions through various. However, effects are still likely to be minor adverse on the whole.	Performance against this objective will depend on the successful implementation of the policies CS7-CS10.



16	To reduce vulnerability to climatic events	X	Local	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the overall level of development on the fringes of Ipswich, which is likely to lead to an increase the amount of hardstanding and increase flood risk. Added to that, areas at the southern edge of the direction of growth are in proximity to the Belstead Brook and may be at flood risk. However, most of the new direction of growth is outside the flood risk zones. In addition, other policies such as CS7 look to reduce flood risk through, for example, the incorporation of SUDS measures. Overall, the effects are considered minor adverse.	Performance against this objective will depend on the successful implementation of the policy CS7. Development in the flood risk zone should be avoided or a flood risk assessment should be required for such development. Mitigation of flood risk should be based on the national policy in PPS25. Additionally a locally specific policy could be developed in the development management DPD.
17	To conserve and enhance biodiversity and geodiversity	X	Local	ST-LT	Temp	Low	--	--	--	--	The increase in development may increase the pressure on ecological assets such as flora and fauna. The new direction for growth is situated approximately 2km west of the Stoke Tunnel SSSI. The nearest SPA designation is Stour and Orwell Estuary which is a bit further south-east. This land take may have a detrimental impact to the ecological function of this designation. That said, other parts of the policy seek to protect and enhance ecological assets by focusing on improvements to the green infrastructure and the Gipping Valley, Chantry Park and Belstead Brook Park are all mentioned. Overall, however, a precautionary approach has been taken in this assessment with effects deemed moderate adverse.	Performance against this objective will depend on the successful implementation of the policy CS7. The results of the preliminary and final HRA Screening must be incorporated in the Core Strategy development.



18	To conserve and where appropriate enhance areas of historical and archaeological importance	X	Local	ST-LT	Perm	Low	-	-	-	-	The increase in development may increase the pressure on heritage assets. For example, Chantry Park is a Historic Park and Garden and there are other sites of archaeological interest nearby. However, policy CS5 and other such as CS7 do seek to protect heritage and ensure high quality design, which respects townscape. Overall effects are likely to be minor adverse.	Performance against this objective will depend on the successful implementation of the policy CS7.
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	X	Local	ST-LT	Perm	Low	-	-	-	-	The increase in development may increase the pressure on landscapes and townscapes, part of which is specifically designated as a Special Landscape Area. The new directions for growth will inevitably involve landtake and expansion of Ipswich. This will be partly mitigated through the other provisions in the policy for high quality design, structural landscape planting and green infrastructure. The overall effects are likely to be minor adverse though.	The Development Management DPD should include specific safeguards to protect the local landscape, in particular areas designated as Special Landscape Areas and other local landscape designations. This should then be taken on board in the development of the site allocations DPD.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	ST-LT	Temp	Med	++	++	++	++	Ipswich is closely connected with Babergh district, providing jobs, services, facilities for its residents. Therefore, accommodating a proportion of Babergh's growth within the Ipswich Fringe is important for the local prosperity.	None identified
21	To revitalise town centres	-					0	0	0	0	The component directs growth in housing and employment to the Ipswich fringe, which is not likely to have visible effects on the Ipswich town centre itself. The effects are therefore considered neutral.	None identified

22	To encourage efficient patterns of movement in support of economic growth	✓	Sub-Reg	ST-LT	Temp	Med	++	++	++	++	Ipswich is closely connected with Babergh district, providing jobs, services, facilities for its residents. Therefore, accommodating a proportion of Babergh's growth within the Ipswich Fringe is important for the local prosperity and it will encourage efficient patterns of movement, as this area has good access to public transport links.	None identified
23	To encourage and accommodate both indigenous and inward investment	✓	Sub-Reg	ST-LT	Temp	Med	++	++	++	++	Identification of the Ipswich Fringe as the new direction of growth should encourage indigenous and inward investment.	None identified

Table D-6 - Strategy for development in Core and Hinterland Villages

Strategy for development in Core and Hinterland Villages												
• Policy CS6: Strategy for development in Core and Hinterland Villages												
SA Objective		Effects					Assessment				Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	To improve the health of the population overall	✓	Local	ST-LT	Temp	Med	+	+	+	+	The component provides for residential development in core and hinterland villages which, may contribute to local affordable housing provision. The component allows for a flexible approach in terms of the provision of leisure and recreation facilities in a catchment area, which relates to the local use patterns. All this may have indirect positive effects on public health.	Given the scale of potential development associated with the policy, it is recommended that health facilities be provided in key sites such as Branham to support the potential growth in population.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	ST-LT	Temp	Low	+	+	+	+	The component provides for employment uses. This may lead to an increase in overall employment, which is likely to deliver an increase in vocationally based training and skills and retention of local labour.	Given the scale of potential development associated with the policy, it is recommended that education facilities like schools be provided in key sites such as Branham, or existing facilities be extended and improved to support the potential growth in population.



3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Low		+	+	+	+	Development will have to demonstrate a close functional relationship to the existing settlement and be well designed and appropriate in scale. This should ensure the integration with existing communities.	None identified
4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Low		+	+	+	+	The component does not allocate where specifically development will take place and remains flexible. In that sense, it is not possible to determine whether development will occur in or adjacent to particularly deprived areas; with an exception of Brantham site which would clearly benefit from re-development. Provision of local housing, jobs and key facilities in the rural areas is likely to improve opportunities for those in more remote places.	None identified
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med		+	++	++	++	Policy CS6 itself seeks to allocate development, including local services, where the need was identified, within Core Villages and Hinterlands. This will improve access to key services for those living in the remote places.	None identified
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	ST-LT	Temp	Med		+	++	++	++	The component seeks to provide employment uses in functional clusters based around Core Villages and Hinterlands. The redevelopment of the site at Brantham is also likely to be a significant generator of employment.	None identified
7	To meet the housing requirements of the whole community	✓	Sub-Reg	ST-LT	Perm	Med		+	++	++	++	Whilst the component does not specifically identify where housing will be allocated other than at Brantham, the scale of housing overall is considered significant. The development will be encouraged where it supports the local need in affordable housing or targeted	None identified

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11	To conserve soil resources and quality	X	Local	ST-LT	Perm	Med	--	--	--	--	The component will lead to an increase in overall development within rural communities. This will lead to greenfield development and a loss of soil resources and agricultural land in the absence of sufficient brownfield land.	In accordance with recommendations for Component 1, development should seek to avoid the fragmentation of agricultural holdings. Applications should demonstrate that other sustainability factors override the need for brownfield development (such as reducing the need to travel by car). In these cases, development should be of the highest sustainable design standards, including making the most efficient use of land and ensuring sites of high value (such as for agriculture) are avoided.
12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Local	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the overall level of development across Babergh, which is likely to lead to a requirement for more water and material resources. However, this effect may be mitigated through other policies within the CS, that seek to ensure efficiency, including the provision in policies CS7. However, effects are still likely to be minor adverse on the whole.	Performance against this objective will depend on the successful implementation of the policy CS7. In terms of water resources conservation the WCS recommends such measures as leakage control, water efficiency, and metering.
13	To reduce waste	X	Local	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the overall level of development across Babergh, which is likely to lead to more waste. However, this effect may be mitigated through other policies within the CS, that seek to ensure efficiency, including the provision in policies CS7. Such sustainable waste management initiatives as composting may be more effective in rural areas. However, effects are still likely to be minor adverse on the whole.	Performance against this objective will depend on the successful implementation of the policy CS7.



14	To reduce the effects of traffic on the environment	X	Local	ST-LT	Temp	Med	-	-	-	-	The component seeks to increase the overall level of development across the rural communities in Babergh, which is likely to lead to more traffic. These effects may be mitigated to some extent through policy CS7 which seeks to provide for better sustainable transport. However, as increasing sustainable transport provision and use in rural areas are challenging, effects are likely to be minor adverse overall.	See recommendation against this objective 10.
15	To reduce emissions of greenhouse gases from energy consumption	X	Sub-Reg	ST-LT	Temp	Med	-	--	--	--	The component seeks to increase the overall level of development across Babergh, which is likely to lead to increased greenhouse gas emissions associated with development and traffic. However, this effect may be mitigated through other aspects of the policy and other policies such as CS7-CS10 which seek to reduce CO2 emissions through various measures. However, effects are still likely to be moderate adverse on the whole.	See recommendation against the objective 10. Performance against this objective will depend on the successful implementation of the policies CS7-CS10.
16	To reduce vulnerability to climatic events	?	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	The component seeks to increase the overall level of development across Babergh, which is likely to lead to an increase the amount of hardstanding and increase flood risk. However, other policies such as CS7 look to reduce flood risk through, for example, the incorporation of SUDS measures. Other than Brantham, the locations of the development sites are not yet allocated and therefore it is not clear what constraints may be posed by flood risk. At Brantham, a flood risk assessment is required.	Development in the flood risk zone should be avoided or a flood risk assessment should be required for such development. Mitigation of flood risk should be based on the national policy in PPS25. Additionally a locally specific policy could be developed in the development management DPD.



17	To conserve and enhance biodiversity and geodiversity	X	Local	ST-LT	Temp	Med	--	--	--	--	For the Core Villages and Hinterland, the increase in development may increase the pressure on ecological assets such as flora and fauna. However, parts of the policy seek to protect and enhance ecological assets by focusing on improvements to the green infrastructure. For the site at Branham, there are several major constraints in terms of ecological assets and designations, including Ramsar, SSSIs, SPAs. There are also ecological assets on site. Further assessment and mitigation of effects will be fundamental.	Further ecological assessment and mitigation is needed particularly at Branham reflecting the importance of the assets and designations on and around the site. Performance against this objective will depend on the successful implementation of the policy CS7. The results of the preliminary and final HRA Screening must be incorporated in the Core Strategy development.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	X	Local	ST-LT	Perm	Low	-	-	-	-	The increase in development may increase the pressure on heritage assets. For example, at Branham the site is considered to be of archaeological interest and there are listed buildings and a war memorial. However, other policies such as CS7 seek to protect heritage and ensure high quality design, which respects townscape. Overall effects are likely to be minor adverse.	None identified
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	X	Local	ST-LT	Perm	Med	--	--	--	--	The major issue for this objective relates to the development of the Branham site. The latter is in an area of high landscape sensitivity and includes an AONB designation. Elsewhere, in the Core Villages and Hinterlands, development may increase the pressure on landscapes and townscapes. Though the exact locations of developments are not yet known and will be flexible in future, they are likely to involve landtake and expansion. This will be partly mitigated through the provisions of other policies such as CS7. However, overall	The Development Management DPD should include specific safeguards to protect the local landscape, in particular areas designated as Special Landscape Areas and other local landscape designations. This should then be taken on board in the development of the site allocations DPD. Consideration should be given in particular to avoiding, reducing and compensating for landscape impacts at Branham.

Table D-7 - Sustainable Development and Climate Change

Sustainable Development and Climate Change

- Policy CS7: Sustainable Development
- Policy CS8: Reducing carbon dioxide emissions
- Policy CS9: Renewable Energy
- Policy C10: Green Infrastructure (GI)

		Effects				Assessment							
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
1	To improve the health of the population overall	✓	Local	ST-LT	Temp	Med		++	++	++	++	Policy CS7 seeks that all development is located close to existing services and facilities. This could help to improve accessibility to healthcare facilities for new communities. Minimising the need to travel by car could help to encourage healthy lifestyles through increasing the proportion of journeys made by foot or bicycle. Improvements in the built environment through the implementation of design standards through CS8 and renewable energy through CS9 may improve health through improved living environments.	More detailed policy considerations for Policy CS7 could include a specific list of the types of services and facilities that should be provided based on nationally accepted accessibility criteria
2	To maintain and improve levels of education and skills in the population overall	✓	Local	ST-LT	Temp	Med		+	+	++	++	Policy CS7 seeks that development is located close to existing services and facilities. This could help to improve accessibility to educational facilities for new communities. Over the long term, policies to ensure the implementation of sustainable design standards and the development of onsite renewable energy generation may lead to the creation of local skills in these industries.	None identified.



3	To reduce crime and anti-social activity	✓✓	Local	ST-LT	Temp	Med	++	++	++	++	Building for Life Criteria (required through policy CS8) seek that housing layouts are designed so as to reduce potential tensions between different social groups, which could help to reduce anti-social activity. Criteria also seek to improve legibility in development as "A neighbourhood that is easy to get around tends to feel safer and more secure." Further, development that seeks to reduce the need to travel by car may improve community cohesion through increased community mixing; and could reduce the fear of crime directly through increased natural surveillance.	Secured by Design standards, or reducing the fear of crime through design could be included in the list of sustainable design principles at the more detailed policy stages.
4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Med	++	++	++	++	Requirements for all new development to be close to services and facilities should help to reduce poverty and social exclusion through improving equality of opportunity. Further, an overall increase in the quality of the design of development, including improvements to the existing housing stock, should help to ensure that all members of the community are able to access high quality housing.	None identified.
5	To improve access to key services for all sectors of the population	✓✓	Local	ST-LT	Temp	Med	++	++	+++	+++	Building for Life Criteria are required as part of policy CS8 including consideration of the provision of local services and facilities including the ease of access to public transport, as well as increasing legibility through design. CS7 also seeks to reduce the need to travel by private car and will lead to an improvement in accessibility to services and facilities. This effect is likely to be greater in the long term as more new developments are realised.	It is recommended that Policy CS8 includes a definition of 'larger' developments to which the requirement of Building for Life Silver Standards will be applied. Reducing food miles through the creation of local farmers markets as detailed in the supporting text, should be included in more detailed planning policy that may specify ways in which the council plan to reduce the need to travel through the LDF.

6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	MT-LT	Temp	Med	+	+	++	++	Policy CS7 seeks to ensure that developments are comprehensive, and include provision for employment, which could increase local job opportunities. This would deliver increasing benefits against the objective as the plan period progresses.	None identified
7	To meet the housing requirements of the whole community	✓	Local	ST-LT	Temp	Med	+	++	+++	++	In line with policies in the Housing component, the requirement for Building for Life Criteria within this component seeks to ensure that the mix of accommodation and tenure reflects the needs and aspirations of the local community.	It is suggested that Policy CS8 title is changed to 'Sustainable design standards', as the requirements for both the Building for Life Standards and BREEAM cover a wide range of issues, not just CO2 reductions.
8	To improve the quality of where people live and to encourage community participation	✓✓	Local	ST-LT	Temp	Med	++	++	+++	+++	Building for Life Criteria suggest consultation with the local community to ensure that local needs are reflected. Criteria that seek to ensure developments have a clear identity and a legible network of walking routes through and connecting settlements could enhance community cohesion. Policy CS9 seeks to support community initiatives that will contribute to the generation of off-site renewable energy, which could encourage community participation.	Access to greenspace is considered in policy CS16.
9	To maintain and where possible improve water quality	✓	Local	ST-LT	Temp	Med	+	++	++	++	Policy CS7 requires development to incorporate SUDS where appropriate, which could help to improve local water quality. Further, the implementation of BREEAM requirements for non-residential development and the requirement for GI provision and enhancement under Policy CS 10 will also help improve water quality.	It is suggested that the planning considerations to be included in the site allocations DPD include safeguarding against potential pollution to watercourses/estuaries and groundwater and promote opportunities for water quality improvements. Safeguards with regard to the water quality protection could be further enhanced through appropriate incorporation in the Development Management DPD.



10	To maintain and where possible improve air quality	X	Local	ST-LT	Temp	Med	-	-	-	-	The policy CS7 seeks to reduce the need to travel through the provision of local services and facilities where possible in new development and promotes transport hierarchy. This could help reduce increases in traffic over the plan period. However, a substantial modal shift to more sustainable modes of transport may not be possible across the district due to its rural nature. Therefore, transport related emissions may increase.	It is recommended that the Core Strategy requirement for Travel Plans and transport assessments is strengthened and made more specific in the DM DPD, e.g. thresholds for development size for this requirement need to be specified to avoid ambiguity in the interpretation. The DM DPD could include a separate policy on Sustainable Transport.
11	To conserve soil resources and quality	X	Local	ST-LT	Temp	Med	-	-	-	-	The use of BREEAM requirements could lead to the minimisation of the loss of soils in some cases. However, negative effects are likely to result overall, as the majority of development in the district is likely to be on greenfield land. Further, Building for Life standards do not include such controls and thus housing development is likely to lead to the continued loss of soils.	See recommendation in Component 1.
12	To use water and mineral resources efficiently, and re-use and recycle where possible	✓✓	Sub-Reg	ST-LT	Temp	Med	++	++	++	++	Building for Life Criteria include the use of advances in construction materials, which could lead to the more efficient use of natural resources in construction. Water consumption reduction is a mandatory criteria under BREEAM 'Very Good'. Policy CS7 promotes the use of sustainable building methods that optimise energy and water efficiency, which could provide benefits against this objective.	None identified.
13	To reduce waste	✓✓	Sub-Reg	ST-LT	Temp	Med	++	++	++	++	Building for Life Criteria include the use of advances in construction materials, which could reduce waste. BREEAM standards also require a minimisation of waste, although this is not mandatory under 'Very Good' ratings. Policy CS7 also seeks to ensure that both waste from construction and waste from operational use is minimised.	It is recommended that Policy CS 8 requires mandatory scoring for waste criteria within the requirements for BREEAM, which only becomes mandatory under BREEAM 'Excellent' rating.



14	To reduce the effects of traffic on the environment	X	Sub-Reg	ST-LT	Temp	Med	-	-	-	-	Building for Life Criteria are required as part of policy CS8 including consideration of the provision of local services and facilities and including the ease of access to public transport. CS8 also promotes the transport hierarchy and provision of locally accessible services which should help minimise the effect of traffic on the environment. However, it is likely that new development will lead to some increases in traffic with associated effects on the environment.	See recommendations for objective 10.
15	To reduce emissions of greenhouse gases from energy consumption	?	Reg/Nat	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	Criteria 5 of the Building for Life standards seeks to reduce the environmental impact of buildings, specifically cross-referencing the Code for Sustainable Homes (CfSH) although there are no requirements specifically for the reduction of CO ₂ emissions in these standards. The implementation of BREEAM standards will help minimise CO ₂ from new buildings. However, the standard of BREEAM 'very good' doesn't include any mandatory ratings for the reduction of CO ₂ emissions, so developments could attain this score without achieving the target of the policy title. The measures in policy CS7 promote the transport hierarchy, which should help reduce the growth of traffic. Policy CS9 seeks that 15% of development's energy should be generation on-site from renewable or low carbon sources unless it can be demonstrated that this is not viable or feasible. This will help reduce a growth in greenhouse gas emissions from new development.	It is recommended that bullet 13 of Policy CS7 is reworded to reflect the energy hierarchy, without specifying particular methods, which could be included in the supporting text. Text could read: 'reflect the principles of the energy hierarchy, seeking to minimise the demand for energy through the design and layout of development, followed by energy efficiency, then the production of energy from zero or low carbon sources to meet residual demand.' Policy CS9 could then be entitled 'meeting residual energy demand through low and zero carbon energy sources.' It is recommended that policy CS8 be revised to include locally specific standards for the implementation of the Code for Sustainable Homes. This could be in addition to requirements for Building for Life Standards. Further, it is recommended that where development is in greenfield locations, a higher standard of sustainable design is required, which could include the development of locally specific mandatory requirements within the CfSH criteria. The wording of Policy CS9 could be strengthened by defining large-scale developments and changing the wording from 'will be expected' to 'will be required' in relation to the use of zero/low carbon energy.



16	To reduce vulnerability to climatic events	✓	Sub-Reg	ST-LT	Temp	Med	++	++	++	++	Policy CS7 seeks to ensure that development is built to be resilient to the effects of climate change through the use of materials, as well as mitigating flood risk. These elements of the Core Strategy should help ensure that the design of development minimises vulnerability to climate change effects.	The message regarding flood mitigation in the policy CS7 should be taken through to the lower tier policy in the DM DPD. It should elaborate on the requirements for flood risk assessments, flood mitigation and flood resilience measures.
17	To conserve and enhance biodiversity and geodiversity	✓	Sub-Reg	ST-LT	Temp	Med	++	++	++	++	Mitigating ecological impact is a mandatory requirement under the BREEAM 'Very Good' rating, which could lead to benefits against this objective. A similar requirement may be achieved under the Building for Life standards through the implementation of the referenced CfSH.	It is noted that further Development Control policies will consider the protection of biodiversity and geodiversity in more detail. Biodiversity conservation should include both designated and non-designated habitats and species, as well as the connectivity between them. It is recommended that the supporting text of Policy CS10 includes the following additional aims of GI: to contribute to habitat connectivity and habitats themselves, and to assist in adapting to climate change and to contribute towards mitigating climate change. It is recommended that the Site Allocations DPD includes a map demonstrating the intended and existing GI network, including important ecological and geological sites as well as non-designated assets.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	?	Local	ST-LT	Temp	Low	+/-	+/-	+/-	+/-	Building for Life criteria include the need for development to reflect local design character and respond to and reinforce locally distinctive patterns of development, landscape and culture which could provide benefits against this objective. Potentially negative effects may arise as a result of a significant increase in the generation of energy from low and zero carbon sources, both on and off sites in relation to their visual impact. Therefore scoring reflects a range of both positive and negative effects.	Further detailed DPD should seek to address potentially negative effects that may arise from the incorporation of low and zero carbon energy technologies on the historic environment in accordance with the latest national guidance (PPS5).



19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Local	ST-LT	Temp	Low	+/-	+/-	+/-	+/-	Improving the quality of design in new development should have a positive effect on local landscapes and townscapes. Potentially negative effects in terms of visual impact may arise from the development of large scale renewable energy generation schemes. Therefore a range of positive and negative effects are predicted.	See recommendations for objective 18.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	ST-LT	Temp	Low	+	+	+	+	An improvement in the quality of design may improve the attractiveness of the area which could encourage economic growth. Economic growth may also be stimulated through increasing footfall through the co-location of services, facilities and employment with housing (Policy CS7).	None identified.
21	To revitalise town centres	✓	Local	ST-LT	Temp	Med	++	++	++	++	Policies seek to improve the quality of design throughout the district which could help to improve the attractiveness of town centres to potential residents and employers. An increase in travel by walking and cycling could help to reinforce this effect through increasing footfall locally, as well as leading to reduced traffic and related environmental improvements such as reduced air and noise pollution.	None identified.
22	To encourage efficient patterns of movement in support of economic growth	✓	Local	ST-LT	Temp	Med	+	++	++	++	Economic growth may also be stimulated through increasing footfall through the co-location of services, facilities and employment with housing. Encouraging development to be close to public transport may encourage greater accessibility supporting economic growth and reducing out-commuting.	None identified.



23	To encourage and accommodate both indigenous and inward investment	✓	Sub-Reg	LT	Temp	Low	+/-	+/-	+	+	An improvement in the quality of design may improve the attractiveness of the area which could encourage further investment in the long term. However, stringent planning controls through sustainable design standards could reduce initial investment interest from developers who may regard this as creating increased initial costs.	None identified
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Table D-8 - Economy

Economy													
<ul style="list-style-type: none">• Policy CS2: Strategy for Growth and Development (section related to economy)• Policy CS11: Local Economic Strategy• Policy CS12: The Rural Economy													
		Effects			Assessment								
SA Objective		Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
1	To improve the health of the population overall	✓	Local	MT-LT	Temp	Low		0	+	+	+	The local economic strategy, as described in part through Policy CS11, may enhance health through the direct provision of leisure and health facilities. Further, the development of employment within easy access to existing centres of population in functional clusters centred around urban areas and Core Villages may encourage more of the population to walk or cycle to work, and improve health levels through increased physical activity. This effect may increase over time as more local sites are developed.	The policy CS2 could specify the types of access promotion, which should include local walking and cycling. More detailed policy in forthcoming DPDs should specify accessibility standards, so as to ensure that the majority of the population live within walking/cycling distance or good access by public transport of local key services, and specifically have good access to health care facilities.

2	To maintain and improve levels of education and skills in the population overall	✓	Sub-Reg	MT-LT	Temp	Med	+	++	++	+	The policies seek to improve the provision of employment within the district through the provision of a range of both strategic and local employment sites across the plan area as well as diversifying the local economy. This may lead to an increase in overall employment, which is likely to deliver an increase in vocationally based training and skills and retention of local skills.	None identified.
3	To reduce crime and anti-social activity	✓	Local	MT-LT	Temp	Med	0	+	++	+	The largest pockets of deprivation in the district are found around Sudbury, close to which a large mixed use development at Chilton is proposed. This could help to reduce levels of deprivation in this area and reduce crime and the fear of crime through an improved environmental quality and additional employment and recreational opportunities. More generally, an increase in the self sufficiency of the district, reduction in out-commuting and increase in walking and cycling to access employment opportunities, could increase natural surveillance through increased footfall, reducing the fear of crime. Effects are likely to be more prominent over the medium or longer term.	None identified.

4	To reduce poverty and social exclusion	✓	Local	MT-LT	Temp	Med	+	++	++	++	<p>The largest pockets of deprivation in the district are found around Sudbury, close to which a large mixed use development at Chilton is proposed. This could help to reduce levels of deprivation in this area through an increase in accessibility to employment. At the district level, deprivation in terms of accessibility to services is a key issue. Therefore, the policies may enable a reduction in social inequalities, as the town, key services centres and villages are to be enhanced to provide key local services and facilities, which could help to improve accessibility for all members of the community. Effects are likely to be more prominent over the medium or longer term.</p>	None identified
5	To improve access to key services for all sectors of the population	✓✓	Local	ST-LT	Temp	Med	+	+	++	+	<p>Policy CS2 designates Sudbury and Hadleigh as the two principal towns within the district. These are the main towns of the district at present, thus their enhancement may lead to improved accessibility by catalysing public transport and local and strategic accessibility improvements. Northern and more eastern areas of the district may, however, continue to look to centres outside the district to meet their needs, including Bury St Edmunds and Ipswich. The ten Core Villages will provide a network to ensure that local needs in hinterlands (in the form of 'functional clusters'.) are met throughout the plan area, although accessibility standards are not specified. Improvements are likely to be most significant in the long term as improvements are realised and behaviour patterns change.</p>	See recommendations for objective 1.

6	To offer everybody the opportunity for rewarding and satisfying employment	✓✓	Sub-Reg	ST-LT	Temp	Med	++	++	+++	+++	All of the policies in the Component may lead to an increase in employment within the district. The policies seek to provide strategic and local employment sites, as well as diversify the local economy and build on the business sectors that are currently major employers in the district. Examples of emerging employment sectors are identified in policy CS2, such as low carbon services. Diversifying the economy is likely to create employment for a wider range of people in the district. This could reduce unemployment over time. The scale of jobs envisaged for the next 20 years is in the order of 9,700, a significant number.	None identified.
7	To meet the housing requirements of the whole community	-					0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓✓	Local	ST-LT	Temp	Med	+	+	+	+	Policies to diversify the local economy could increase local employment levels, potentially leading to an enhanced sense of community pride and increase participation levels. Creating and strengthening a network of functional clusters across the district may also increase footfall and accessibility by foot, which may encourage community interaction and subsequent cohesion over time. Quality of life overall is likely to improve as people will have greater accessibility to local services and facilities than at present.	None identified.



9	To maintain and where possible improve water quality	?	Local	ST-LT	Temp	Low	+/-	+/-	+/-	+/-	The policies seek to increase the overall level of development across the district area, which is also likely to lead to the development of new sites. This is likely to lead to an overall increase in surface water runoff, including associated pollution. However, this effect may be mitigated through other policies within the CS, that seek to ensure reduced surface water runoff and SUDS, including the provisions in policies CS7 and CS16 (green infrastructure). Overall effects are deemed mixed.	It is suggested that the planning considerations to be included in the site allocations DPD include safeguarding against potential pollution to watercourses/estuaries and groundwater and promote opportunities for water quality improvements. This could be further enhanced through incorporation of the water quality protection requirements in the DM DPD.
10	To maintain and where possible improve air quality	X	Local	ST-LT	Temp	Low	-	-	-	-	Although the plan seeks to increase travel by more sustainable modes, a substantial shift to more sustainable modes of transport may not be possible across the district due to its rural nature. Therefore, transport emissions may increase. An overall slightly negative effect is predicted.	Employment development with good links to residential development by sustainable modes or with potential for their development and improvement should be prioritised.
11	To conserve soil resources and quality	X	Local	MT-LT	Temp	Med	-	--	--	--	The policies will lead to an increase in overall development. It is likely that there is not a sufficient level of brownfield sites for development where employment sites are needed. As brownfield sites are developed, the need for new sites will increase, leading pressure for greenfield development and a loss of soil resources over time.	In accordance with recommendations for Component 1, development should seek to avoid the fragmentation of agricultural holdings. Applications should demonstrate that other sustainability factors override the need for brownfield development (such as reducing the need to travel by car). In these cases, development should be of the highest sustainable design standards, including making the most efficient use of land and ensuring sites of high value (such as for agriculture) are avoided.

12	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Sub-Reg	ST-LT	Perm	Med	+/-	+/-	+/-	+/-	The policies seek to increase the overall level of development across the district area, which is likely to lead to the development of new sites. This is likely to lead to increased pressure on water resources in terms of potable water supply and the use of construction materials. However, these effects are likely to be offset to some extent by policy CS7 aiming to ensure that resources are used efficiently, including water and the reduction of waste, and policy CS8 requiring adherence to BREEAM 'Very good' standards for non-residential developments. Overall effects are thus likely to be mixed or neutral.	None identified
13	To reduce waste	-	Sub-Reg	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	The potential for a increase in waste will be minimised through the delivery of measures in policy CS7 to reduce construction waste as well as provide for waste management in the completed development. This issue may be further addressed through adherence to BREEAM standards which seek to minimise waste. Overall effects are likely to be mixed or neutral overall.	See recommendation for component 6 to make scoring for waste criterion mandatory within the requirement for BREEAM.
14	To reduce the effects of traffic on the environment	X	Local	ST-LT	Temp	Low	-	-	-	-	Although the plan seeks to increase travel by more sustainable modes, a substantial shift to more sustainable modes of transport may not be possible across the district due to its rural nature. Therefore, traffic levels and transport emissions may increase.	See recommendations for objective 1 and 10.
15	To reduce emissions of greenhouse gases from energy consumption	X	Reg/Nat	ST-LT	Temp	Med	-	--	--	--	An overall increase in development through the provision of employment sites is likely to increase overall greenhouse gas emissions through the buildings themselves, as well as trip generation. This effect may, however, be minimised slightly through policies CS7-CS9, although reducing a growth in traffic, especially due to the rural nature of the district, is not likely to be significant.	See recommendations for objective 1 and 10.





16	To reduce vulnerability to climatic events	X	Sub-Reg	LT	Temp	Med	+/-	-	-	-	Directing development of employment sites mainly towards previously developed land may help to reduce an increased risk of flooding. However, some employment development is likely to be accommodated on Greenfield land, increasing impermeable surface and rates of water run off. This effect may be partially countered through the implementation of national policy PPS25 and policies CS7 and CS10. The overall balance of effects is slightly negative.	See recommendations for component 7.
17	To conserve and enhance biodiversity and geodiversity	X	Reg/Nat	ST-LT	Perm	Med	-	-	--	--	The district contains a large proportion of areas designated for their biodiversity value, and one site designated as a RIGS. The RIGS is located in Sudbury, which has been identified as an urban area. The intensification of development in this area may lead to negative effects on the RIGS. Negative effects on biodiversity (particularly undesignated sites) may arise from an increase in development, experienced at both the strategic and core villages locations through a loss of connectivity of habitats, which will become more important over time in a changing climate. Policies CS7 and CS10 seek to implement a network of green open spaces, which will benefit biodiversity, but it may not be able to fully offset predicted adverse effects.	It is understood that further detailed policy considerations will include detailed criteria-based policies for the management of the built and natural environment, and mitigation issues will be addressed through development management policies as required. This should include the consideration of RIGS.

18	To conserve and where appropriate enhance areas of historical and archaeological importance	✓	Local	ST-LT	Perm	Med	+	+	+	+	The development of sites for employment purposes may have an adverse effect on historic assets. However, other policies such as those in the component for Sustainable Development and Climate Change require that new development should protect heritage and be well designed to contribute to the local character of towns. This will ensure that where development may be within areas protected for heritage value, development should seek to enhance this character. Policy CS13 specifically mentions the re-use of redundant rural buildings, which if viewed in context of other policies, is likely to be a beneficial effect.	None identified.
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Local	ST-LT	Temp	Med	+	+	-	+/-	The strategic employment sites in policy CS2 are to be close to the existing towns/built up areas in the district including the area that forms a boundary of Ipswich. This limits the amount of landtake and associated impacts on landscape. Regeneration of derelict sites may improve their visual effects. However, in the longer term, the allocation of employment sites may cumulatively impact on landscape and therefore negative effects may arise.	National policies protect designated landscapes. However, it is recommended that an additional policy is developed to address the importance of local landscape character at the more detailed policy stage. The Wherstead site in particular is subject to specific design standards in further detailed policy considerations, to minimise potentially negative effects on the AONB.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓✓	Local	MT-LT	Temp	Med	+	++	+++	++	The policies seek to achieve growth in the key sectors of the local economy, as well as increased economic diversification, leading to likely significant positive effects against this objective, especially in the longer term and capitalising on identified existing and emerging opportunities.	None identified.
21	To revitalise town centres	✓✓	Local	MT-LT	Perm	Med	+	++	++	++	The policies focus on improving the range of employment opportunities in urban areas, core villages and functional clusters, which is likely to catalyse their revitalisation over the medium to longer term.	None identified.

22	To encourage efficient patterns of movement in support of economic growth	✓✓	Sub-Reg	MT-LT	Temp	Med	+	++	++	++	Creating increased levels of employment in the district is likely to encourage a decrease in out commuting over time as more people change their travelling habits. This will provide support to economic growth locally. There is also a flexible approach to home working which reduces traffic.	None identified.
23	To encourage and accommodate both indigenous and inward investment	✓✓	Sub-Reg	MT-LT	Temp	Med	+	++	+++	++	Improving the attractiveness of the district through increased provision of local services and facilities as well as employment provision may increase the district's attractiveness to a skilled labour force and investors over time. There is reference specifically to growth sectors such as low carbon services.	None identified.

Table D-9 - Mixed and Special Needs Housing

Mixed and Special Needs Housing												
<ul style="list-style-type: none"> • Policy CS13: Mix and Types of Dwellings • Policy CS14: Affordable Housing • Policy CS15: Rural Exception Sites 												
Effects			Assessment									
SA Objective	Mag	Scale	Dur	T/P	Cert		ST	MT	LT	Sm	Commentary	Recommendations
1 To improve the health of the population overall	✓	Local	MT-LT	Temp	Med		+	++	++	++	Policy CS13 seeks to provide a mix of dwelling types to meet established local needs. This is likely to have positive effect on health, particularly as the provision of elderly/special needs accommodation may be a significant determinant of the quality of life for this section of the community. The provision of pitches for gypsies, travellers and travelling showpeople communities may improve the health of these communities through ensuring that they have good access to health facilities that may otherwise not be the case. Effects are likely to be more significant over the medium to	None identified.

											longer term as more sites are developed.	 
2	To maintain and improve levels of education and skills in the population overall	✓	Local	MT	Temp	Low	0	+	++	+	Insofar as the provision of Gypsy, Traveller and Travelling Showpeople sites will ensure that these communities have good access to educational services, overall skills levels may increase in the long term. The development of bricks and mortar housing may increase potential to access to education and job opportunities, again delivering potential improvements in local skills levels as policy CS7 and CS16 require that new development is close to or incorporates social infrastructure, services and facilities. This may include educational facilities.	None identified.
3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Low	+/-	+	+	+	The development of Gypsy, Traveller and Travelling Showpeople sites through policy CS13 is likely to give rise to a range of effects: efforts to integrate travelling and settled communities and upgrade the quality of provision for gypsies, travellers and travelling showpeople; however, significant prejudices exist and it is likely that perceptions of crime will continue the current trend of outstripping actual crime levels. Policies CS13, CS14 and CS15 seek to provide an increase mix of bricks and mortar housing, affordable housing and rural housing. These policies may lead to an increase in the diversity of communities, which could help to increase community interaction and reduce the fear of crime. Overall, the balance of effects is predicted to be slightly beneficial.	The Policy CS13 relating to the provision of Gypsy, Traveller and Travelling Showpeople sites should be strengthened to provide a clearer expression of numbers and location of pitches, targets, deliverability and emphasis the need for integration of travelling and settled communities. Some of these details can be set out in the lower tier document, e.g. the site allocations DPD.



4	To reduce poverty and social exclusion	✓✓	Sub-Reg	ST-LT	Temp	Med	++	++	++	++	<p>Policies CS13 to CS15 seek to redress the balance in the provision of housing across the district by responding to specific identified needs across a range of demographic groups. This could help to reduce social exclusion through the provision of specific types of housing to meet local needs as well as improving accessibility to local services and facilities alongside new development through policy CS7. This may help to increase the mix of population ages, retaining younger people within communities and increase local employment levels, adding to vitality and viability.</p>	<p>Further details regarding the established needs in terms of accommodation needs are expected to be provided in the Site Allocations DPD as mentioned in the policy CS13 supporting text.</p>
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Med	++	++	++	++	<p>Policy CS14 and CS15 seek to provide affordable housing in all areas including rural locations. In accordance with policy CS7, this development will have good access to services and facilities, which will help generate benefits for more sectors of the population. Policy CS15 states that rural exception sites will only allow proposals adjacent or well related to the settlement development boundaries. A sequential approach will be used with preference given to sites that are closer to existing settlements.</p>	<p>It should be ensured that any provision of new services and facilities as part of new development are provided to benefit existing as well as new communities, and that they are provided ahead of the occupation of new residential developments. Reference could be made in Policy CS13 to ensuring that Gypsy, Traveller and Travelling Showpeople's accommodation also has good access to local services and facilities, so that they are not isolated communities</p>
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	LT	Temp	Low	+	+	+	+	<p>The provision of a mix of housing, through the policies in this Component, for a range of people could help to improve the diversity of the community and enable a greater diversity in the composition of the workforce in the district. This, alongside the requirement in policy CS7 for developments to be within accessible distances to employment facilities, may help to improve the potential for greater levels of employment within the district over the long term.</p>	<p>None identified.</p>



7	To meet the housing requirements of the whole community	✓✓	Local	MT-LT	Temp	High	++	+++	+++	+++	The policies seek to meet the housing requirements of the whole community, specifically those with identified housing needs (both the travelling and settled population). There is an affordable housing target for all developments to provide a minimum of 35%. Effects are likely to be greater over the medium to long term as more development sites are realised and the required proportions of special needs/affordable housing are provided.	See recommendation for objective 3 in terms of a clearer commitment to the delivery of accommodation for gypsies and travellers.
8	To improve the quality of where people live and to encourage community participation	✓	Local	MT-LT	Temp	Med	+	+	++	+	An increase in the mix of housing, including affordable housing and Gypsy, Traveller and Travelling Showpeople sites, is likely to lead to an increase in the socioeconomic mix of the communities within the district. The delivery of this policy in line with policy CS7 will ensure that that development is provided close to or with the necessary infrastructure for developments to reduce the need to travel. This may increase the proportion of the community that live, work and play within their local area and lead to an increase in social mixing and cohesion, with greater effects being realised in the medium to longer term.	Green space will be provided through policy CS17.
9	To maintain and where possible improve water quality	✗	Local	ST-LT	Perm	Low	-	-	-	-	Effects against this policy are mainly associated with Policy CS15 on rural exception sites - more development in rural areas may have slight negative effects on water quality due to increased run off. The type of housing development under Policies CS 13 and 14 will not directly affect the quality of local water resources as all development will be subject to the planning requirements of CS7.	See recommendation for this objective in component 5.



10	To maintain and where possible improve air quality	X	Local	ST-LT	Perm	Low	-	-	-	-	Effects against this policy are mainly associated with Policy CS15 on rural exception sites - more development in rural areas may have slight negative effects on air quality due to increased traffic. The type of housing development under Policies CS 13 and 14 will not directly affect the air quality as all development will be subject to the planning requirements of CS7.	See recommendation for this objective in component 8.
11	To conserve soil resources and quality	X	Local	ST-LT	Perm	Low	-	-	-	-	Effects against this policy are mainly associated with Policy CS15 on rural exception sites - more development in rural areas may have slight negative effects in terms of loss of soil resources. The type of housing development under Policies CS 13 and 14 will not have a direct effect on soil resources as all development will be subject to the same requirements under policy CS7 which seeks to prioritise brownfield land.	See recommendation for this objective in component 5.
12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Local	ST-LT	Perm	Low	-	-	-	-	Effects against this policy are mainly associated with Policy CS15 on rural exception sites - more development in rural areas will require the growth in use of natural resources for construction and operation. The type of housing development under Policies CS 13 and 14 will not have a direct effect on resource use as all development will be subject to the same requirements under policies CS7 and CS8.	See recommendation for this objective in component 5.
13	To reduce waste	X	Local	ST-LT	Perm	Low	-	-	-	-	Effects against this policy are mainly associated with Policy CS15 on rural exception sites - more development in rural areas will lead to an increased generation of waste. The type of housing development under Policies CS 13 and 14 is not likely to have a direct effect on waste as all development will be subject to the same requirements under policies CS7 and CS8.	See recommendation for this objective in component 5.



14	To reduce the effects of traffic on the environment	X	Local	ST-LT	Perm	Low	-	-	-	-	Effects against this policy are mainly associated with Policy CS15 on rural exception sites - more development in rural areas is likely to lead to an increase in traffic levels. The type of housing development under Policies CS 13 and 14 is not likely to have a direct effect on traffic as all development will be subject to the same requirements under policy CS7.	See recommendation for this objective in component 8.
15	To reduce emissions of greenhouse gases from energy consumption	X	Local	ST-LT	Perm	Low	-	-	-	-	Effects against this policy are mainly associated with Policy CS15 on rural exception sites - more development in rural areas is likely to lead to an increase in GHG emissions from development itself and associated traffic. The type of housing development under Policies CS 13 and 14 is not likely to have a direct effect on greenhouse gas emissions as all development will be subject to the same requirements under policies CS7 and CS8	See recommendation for this objective in component 5.
16	To reduce vulnerability to climatic events	-					0	0	0	0	Allocation of exception sites in rural areas is not likely to lead to visible effects against this objective. The type of housing provided is not likely to have a direct effect against this objective. All development will be subject to the same requirements under policy CS7. Potential locational constraints in relation to the provision of Gypsy, Traveller and Travelling Showpeople sites are accommodated in national planning policy.	The site allocations document could be used to clarify the location of potential Gypsy, Traveller and Travelling Showpeople sites. This offers the opportunity to ensure national policies are effectively translated into local approaches to delivery. Specifically, the high vulnerability of pitches to flood risk should be recognised in site allocation process.



17	To conserve and enhance biodiversity and geodiversity	?	Local	MT-LT	Temp	Low	0	0	0	0	The type of housing provided is not likely to have a direct effect against this objective. All development will be subject to the same requirements under policy CS7. Potential locational constraints in relation to the provision of Gypsy, Traveller and Travelling Showpeople sites are accommodated in national planning policy. New development in rural areas may have some effects on biodiversity and geodiversity, although it is likely that these effects will be mitigated through the development criteria in Policy CS 15 and Policy CS7. Therefore, overall effects are deemed neutral.	The site allocations document could be used to clarify the location of potential Gypsy, Traveller and Travelling Showpeople sites - this offers the opportunity to ensure national policies are effectively translated into local approaches to delivery.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	?	Local	MT-LT	Temp	Low	0	0	0	0	The type of housing provided is not likely to have a direct effect against this objective. All development will be subject to the same requirements under policy CS7. Potential locational constraints in relation to the provision of Gypsy, Traveller and Travelling Showpeople sites are accommodated in national planning policy. New development in rural areas may have some effects on heritage assets, although it is likely that these effects will be mitigated through the development criteria in Policy CS 15 and Policy CS7. Therefore, overall effects are deemed neutral.	The site allocations document could be used to clarify the location of potential Gypsy, Traveller and Travelling Showpeople sites - this offers the opportunity to ensure national policies are effectively translated into local approaches to delivery.



19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Local	MT-LT	Temp	Low	0	0	0	0	The type of housing provided is not likely to have a direct effect against this objective. All development will be subject to the same requirements under policy CS7. Potential locational constraints in relation to the provision of Gypsy, Traveller and Travelling Showpeople sites are accommodated in national planning policy. New development in rural areas may have some effects on landscape quality, although it is likely that these effects will be mitigated through the development criteria in Policy CS 15 and Policy CS7. Therefore, overall effects are deemed neutral.	The site allocations document could be used to clarify the location of potential Gypsy, Traveller and Travelling Showpeople sites - this offers the opportunity to ensure national policies are effectively translated into local approaches to delivery.
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	MT-LT	Temp	Low	+	+	+	+	The increased diversity in the socioeconomic mix that may arise from an increase in diversity within housing provision may help to encourage improved economic diversity and thus help to strengthen the resilience of the local economy.	None identified.
21	To revitalise town centres	✓	Local	MT-LT	Temp	Med	+	+	++	++	The increased diversity in the socioeconomic mix that may arise from an increase in diversity within housing provision may help to encourage improved economic diversity. A more diverse and larger catchment population is also likely to better support the revitalisation and longer term viability of the town centres.	None identified.
22	To encourage efficient patterns of movement in support of economic growth	✓	Local	MT-LT	Temp	Med	+	+	++	+	The type of housing provided may have an effect against this objective in that the provision of a greater mix of socioeconomic groups within the community alongside the provision of increased accessibility to employment opportunities may help to encourage more people to work locally, and access employment by more sustainable modes of transport. This effect will be most noticeable over the medium to long term.	None identified.

23	To encourage and accommodate both indigenous and inward investment	✓	Local	ST-LT	Temp	Low	+	+	+	+	The increased diversity in the socioeconomic mix that may arise from an increase in diversity within housing provision may help to encourage inward investment through an increase in the diversity of the local labour force, especially as new housing provision will be within accessible distances of employment sites.	None identified
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Table D-10 - Infrastructure Provision

Infrastructure Provision												
• Policy CS16: Infrastructure Provision												
SA Objective		Effects			Assessment							Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm	Commentary	
1	To improve the health of the population overall	✓✓	Local	ST-LT	Temp	Med	+	++	++	++	Health care facilities provision will be required under the policy at Sudbury / Great Cornard and potentially other developments too. This will benefit public health. In addition, the policy seeks to develop green infrastructure through landscape corridors, play area and sports fields. This is in addition to policy CS10 on green infrastructure. Provision of green infrastructure should also provide health benefits through opportunities for walking and cycling.	It should be ensured that the specific health needs of the ageing population are catered for in the provision of facilities. This may include specific accessibility arrangements. More specific references should be made to the number and location of health facilities. More specific references should be made to sustainable transport improvements in the form of walking and cycling, detailing location of such facilities. The latter could be included in the Site Allocations DPD.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	ST-LT	Temp	Med	+	+	+	+	Infrastructure provision will be required under the policy for a new primary school at Sudbury / Great Cornard. However, there is a lack of detail on additional educational facilities elsewhere and thus the assessment is presumed to be minor positive.	Further details should be provided on where and how many educational facilities are located. The policy should ensure the provision of educational facilities for adults.

3	To reduce crime and anti-social activity	✓	Local	ST-LT	Temp	Med		+	+	+	+	Ensuring that development includes an appropriate level of services and facilities could help to reduce the potential for anti-social activity. Reducing the need to travel by car may improve community mixing and cohesion. Effects may be immediate, as there is reference to the co-ordinated provision of infrastructure elements with development timetables through planning conditions and Section 106 Agreements attached to the planning permissions for developments, and/or through a Community Infrastructure Levy programme.	None identified.
4	To reduce poverty and social exclusion	✓	Local	ST-LT	Temp	Med		+	+	++	++	Promoting an improvement in accessibility to services and facilities including measures such as improving public transport provision and other measures aimed towards encouraging a healthy community, may help to increase equality of opportunity across the district and thus reduce deprivation.	None identified.
5	To improve access to key services for all sectors of the population	✓✓	Local	ST-LT	Temp	Med		++	++	++	++	The policy seeks to improve accessibility through the provision of adequate social, green and physical infrastructure as well public transport infrastructure as part of new developments.	It is recommended that there be more specific requirements for infrastructure improvements for walking and cycling, including location of facilities. Some of more specific details could be set out in the Site Allocations DPD.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓	Local	LT	Temp	Med		+	++	++	++	The policy may generate employment associated with the provision of services such as education, health service and public transport. Benefits will become more pronounced in the medium to long term as more services are provided as part of new developments.	None identified.
7	To meet the housing requirements of the whole community	-						0	0	0	0	The policy will not directly provide housing.	None identified.

8	To improve the quality of where people live and to encourage community participation	✓	Local	LT	Temp	Med	+	++	++	++	An increased provision of services and facilities, including community halls and play areas, within communities should help increase local participation and quality of life. This is particularly important for the young and old, who may be restricted in accessing facilities outside their immediate community.	None
9	To maintain and where possible improve water quality	X	Sub-Reg	ST-LT	Temp	Med	-	-	-	-	Infrastructure can also include water infrastructure in the form of utilities. However, there is little mention of such infrastructure in the policy, whilst the Water Cycle Study (WCS) identifies a number of constraints in terms of water supply and water treatment capacity. The lack of treatment capacity may result in effluents being discharged into water courses. The policy focuses on other forms of infrastructure, which may negatively contribute to this objective, as the creation of other infrastructure, including road improvements, could lead to an increased development of greenfield land and harm to water resources through run off of pollutants. This will be mitigated in part through the policies included in CS7 and green infrastructure provision.	The findings of the WCS (e.g. infrastructure upgrades required in the growth locations) need to be considered and addressed before the site allocations process. Performance against this objective will also depend on the successful implementation of the policy CS7 (e.g. SUDS) and CS10 (green infrastructure).
10	To maintain and where possible improve air quality	✓	Local	ST-LT	Temp	Med	+	+	+	+	The implementation of road improvements through aspects such as traffic impact works and off-site highway improvements for Chilton Meadows may encourage increased traffic. On the other hand, highway improvements should help reduce congestion, improve flow and thus reduce air pollution. Provision of the key social and green infrastructure locally and public transport improvements should minimise the need to travel and reduce reliance on a private car. The provision of green infrastructure may play a role of pollution sequestration with a positive local effect. Therefore, overall effects are deemed positive.	See recommendation below.



11	To conserve soil resources and quality	?	Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	The implementation of a green infrastructure network could have positive effects on soil resources. However, the creation of other infrastructure, including road improvements, could lead to an increased development of Greenfield land and a loss of soil resources.	Performance against this objective will depend on the successful implementation of the policy CS7 (e.g. prioritise the use of brownfield land and incorporate SUDS)
12	To use water and mineral resources efficiently, and re-use and recycle where possible	X	Sub-Reg	ST-LT	Temp	Low		-	--	--	--	Water infrastructure is not mentioned in the policy, whilst the WCS identifies a number of constraints in terms of water supply and water treatment capacity. Delivery of new development without properly addressing such constraints can lead to over-abstraction of water and put strain on treatment infrastructure. It terms of the other resources use, it is assumed that adherence to BREEAM for non-residential developments will promote resource efficiency.	The findings and recommendations of the WCS (e.g. building a storage reservoir to make supply more reliable) need to be considered and addressed before the site allocations process. See also recommendations for objective 9.
13	To reduce waste	X	Local	ST-LT	Temp	Med		-	-	-	-	The component seeks to increase the level of infrastructure provision, which will lead to more waste generation during construction and operation. However, this effect may be mitigated through other policies within the CS, that seek to ensure efficiency, including the provision in policies CS7 and CS8 (BREEAM requirement). However, effects are still likely to be minor adverse on the whole.	Policy CS16 could include a requirement for the provision of sustainable waste management facilities such as community 'bring' sites. Performance against this objective will also depend on the successful implementation of the policies CS7 and CS8.
14	To reduce the effects of traffic on the environment	✓	Local	ST-LT	Temp	Med		+	+	+	+	Traffic impact works measures could help to improve flow and reduce the environmental effects of traffic congestion such as from localised air, noise and light pollution. Other infrastructural provision is to include sustainable modes of travel, which could help to reduce effects from traffic to a certain degree. Provision of local infrastructure will also minimise the need to travel.	None identified.



15	To reduce emissions of greenhouse gases from energy consumption	✓	Reg/Nat	ST-LT	Temp	Med		+	+	+	+	Construction and operation of such facilities as social infrastructure (e.g. shops and health centres) will lead to the generation of GHG emissions. However, this may be offset by the reduced need to travel and an increase in the use of sustainable modes, as well as provision of green infrastructure (carbon sequestration function). Further reductions are expected through the implementation of other policies requiring adherence to BREEAM standards and the use of low/zero carbon energy. Overall, the impacts are deemed to be minor positive.	Performance against this objective will also depend on the successful implementation of the policies CS7 - CS10. See also recommendations for this objective for component 6.
16	To reduce vulnerability to climatic events	✓	Sub-Reg	ST-LT	Temp	Low		+	+	+	+	The creation of a green infrastructure network could help the plan area to adapt to the effects of climate change.	Performance against this objective will also depend on the successful implementation of the policy CS10.
17	To conserve and enhance biodiversity and geodiversity	✓	Sub-Reg	ST-LT	Temp	Low		++	+	+	++	The creation of a green infrastructure network could help the plan area to adapt to the effects of climate change as well as enhance local biodiversity. The benefits over time may reduce as more greenfield land comes under pressure from development.	Performance against this objective will depend on the successful implementation of the policy CS10. See recommendation for this objective in component 6.
18	To conserve and where appropriate enhance areas of historical and archaeological importance	✗	Local	ST-LT	Perm	Low		-	-	-	-	An increase in the infrastructure provision and road improvements may increase the pressure on heritage assets. As other policies include heritage safeguards, overall effects are deemed minor negative.	National planning policy including PPS5 will provide support against this objective together with Policy CS7. It is recommended that detailed planning guidance includes the protection of sites of archaeological interest.
19	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓	Local	ST-LT	Temp	Low		+	+	+	+	The creation of a green infrastructure network may help to improve the quality of townscapes within the more built up areas. Landscape quality may be conserved to some degree through increasing the provision of sustainable modes of transport, and ensuring that people have local access to services and facilities.	None identified.

20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓✓	Local	MT-LT	Temp	Med	+	++	++	++	Ensuring an appropriate level of infrastructure provision may help to support the delivery of economic development over time. The development of infrastructure will be essential for rural areas that are poorly connected at present.	None identified.
21	To revitalise town centres	✓✓	Local	ST-LT	Temp	Med	++	++	++	++	Infrastructural improvements, especially those relating to improved sustainable modes of transport and measures to promote healthy communities, may lead to the revitalisation of town centres through increased footfall. Other infrastructural improvements may underpin further investment in town centres and increase their viability.	None identified.
22	To encourage efficient patterns of movement in support of economic growth	✓	Local	ST-LT	Temp	Med	+	++	++	++	The policy seeks to encourage infrastructural improvements to underpin new development including both road and sustainable transport provision, the latter of which is inherently efficient. Road improvements will see an improvement in efficiency through traffic impact works. Efficient patterns of movements will be encouraged further through local provision of facilities and reduced need to travel.	None identified.
23	To encourage and accommodate both indigenous and inward investment	✓	Local	ST-MT	Temp	Med	+	+	++	++	Infrastructural improvements may underpin further investment in town centres and increase their viability. Investment may also be attracted to the area if a green infrastructure network leads to increased attractiveness to both businesses and prospective residents.	None identified.

Appendix E – Council Response to SA Recommendations

Table E-1 – Council Response to SA Recommendations (June 2011)

Sustainability Appraisal recommendation	Core Strategy Policy ref / component	Core Strategy / other Subsequent DPD	BDC Response / justification
Objective 2 (education and skills) - It is recommended that the list of planning constraints in Policy CS1 includes a reference to specific accessibility criteria that could be provided in more detailed DPDs	Component 1 Policy CS 1&Policy CS2	Detail to be provided in subsequent DPDs	Considered this is adequately covered in CS policies 3-6
SA objective 8 (quality of life and community participation) - The planning considerations are to be provided as part of the Site Allocations DPD. It is recommended that this document specifically refers to the need for cultural and community facilities and spaces to encourage community participation.		Detail to be provided in subsequent DPDs	"Cultural" added to list in supporting text describing the term 'infrastructure'.
SA objective 9 (water quality) - It is suggested that the water quality protection requirements are set out in the Development Management (DM) DPD.		Subsequent DPD	Noted
SA objective 10 (air quality) - It is suggested that planning considerations in a separate DPD (e.g. the DM DPD)		Subsequent DPD	Noted
Objective 11 (soil resources and quantity) - It is recommended that the protection of soil quality is followed through and addressed in more detail in the DM DPD.		Subsequent DPD	Noted
Objective 13 (waste) - It is recommended that the future DM DPD includes a policy relating to sustainable waste management, specifically promoting adherence to the waste hierarchy.		Subsequent DPD	Noted
Objective 18 (heritage) - It is recommended that detailed planning guidance includes the protection of sites of archaeological interest.		Subsequent DPD	Noted
Objective 19 (landscape) - Specific design standards could be developed as part of the Site Allocations DPD to guide development in areas of high landscape value and minimise potentially negative effects.		Subsequent DPD	Noted
Objective 1 (public health) - Given the scale of potential development associated with the policy, it is recommended that health facilities be provided in the new directions of growth, or existing facilities be extended and improved to support the potential growth in population.	CS3 Strategy for Growth Sudbury / Great Cornard	Core Strategy	The infrastructure Table now complete in Appendix 3. This adequately covers this point
Objective 2 (education and skills) - Given the scale of potential development associated with the policy, it is recommended that education facilities like schools be provided in the new directions		Core Strategy	The infrastructure Table now complete in Appendix 3. This adequately covers this point



of growth, or existing facilities be extended and improved to support the potential growth in population.			
Objective 12 (efficient use of water and mineral resources) - In terms of water resources conservation the Water Cycle Study (WCS) recommends such measures as leakage control, water efficiency, and metering.		Subsequent DPD	Noted
Objectives 10 and 14 (air quality and effects of traffic) - There should be targeted traffic improvements in traffic and air quality hotspots, such as Cross Street.		Detail to be provided in subsequent DPDs	Monitored closely already by BDC the Air Quality Management Zone
Objective 1 (public health) - Given the scale of potential development associated with the policy, it is recommended that health facilities be provided in the new directions of growth, or existing facilities be extended and improved to support the potential growth in population.	Component 3 Policy CS4: Strategy for Hadleigh	Core Strategy	The infrastructure Table now complete in Appendix 3. This adequately covers this point
Objective 2 (education and skills) - Given the scale of potential development associated with the policy, it is recommended that education facilities like schools be provided in the new direction of growth, or existing facilities be extended and improved to support the potential growth in population.		Core Strategy	The infrastructure Table now complete in Appendix 3. This adequately covers this point
Objective 2(education and skills) Given the scale of potential development associated with the policy, it is recommended that education facilities like schools be provided in the new direction of growth, or existing facilities be extended and improved to support the potential growth in population.		Core Strategy	The infrastructure Table now complete in Appendix 3. This adequately covers this point
Objective 18 (heritage) - It is recommended that the Site Allocations DPD includes safeguards for the protection of sites of archaeological interest, as the broad location assessment identified potential for some effects at the northern edge of the Hadleigh direction of growth.		Subsequent DPD	Noted
Objective 1 (public health) - Given the scale of potential development associated with the policy, it is recommended that health facilities be provided in the new directions of growth, or existing facilities be extended and improved to support the potential growth in population.	Component 4 Policy CS5:Strategy for Growth in the Ipswich Fringe	Core Strategy	The infrastructure Table now complete in Appendix 3. This adequately covers this point
Objective 2 (education and skills) - Given the scale of potential development associated with the policy, it is recommended that education facilities like schools be provided in the new direction of growth, or existing facilities be extended and improved to support the potential growth in population.		Core Strategy	The infrastructure Table now complete in Appendix 3. This adequately covers this point
Objective 17 (biodiversity) - The results of the preliminary and final HRA Screening must be incorporated in the Core Strategy		Core Strategy	Agreed. Amendments incorporated. See table xx on HRA recommendations



development.			
Objective 1 (health) - Given the scale of potential development associated with the policy, it is recommended that health facilities be provided in key sites such as Brantham to support the potential growth in population.	Component 5 Policy CS6: Strategy for development in Core and Hinterland Villages	Core Strategy	The infrastructure Table now complete in Appendix 3. This adequately covers this point
Objective 2 (education and skills) - Given the scale of potential development associated with the policy, it is recommended that education facilities like schools be provided in key sites such as Brantham, or existing facilities be extended and improved to support the potential growth in population.		Core Strategy	The infrastructure Table now complete in Appendix 3. This adequately covers this point
Objectives 10 (air quality) - Development of sites with good accessibility to public transport routes should be prioritised		Core Strategy and subsequent DPD	Adequately covered by CS policies CS2, 3-6 and 10
Objective 17 (biodiversity) - The results of the preliminary and final HRA Screening must be incorporated in the Core Strategy development. The policy promoting growth at Brantham must provide robust protection for the European site.		Core Strategy	Agreed. Amendments incorporated. See table xx on HRA recommendations
	Component 6 Policy CS10: Sustainable Development; Policy CS7: Reducing carbon dioxide emissions; Policy CS8: Renewable Energy; Policy CS9 Green Infrastructure (GI).		
Objective 1 (public health) - More detailed policy considerations for Policy CS10 could include a specific list of the types of services and facilities that should be provided based on nationally accepted accessibility criteria		Core Strategy	The infrastructure Table now complete in Appendix 3. This adequately covers this point. More details are available in background evidence.
Objective 3 (crime) - Secured by Design standards, or reducing the fear of crime through design could be included in the list of sustainable design principles at the more detailed policy stages.		Subsequent DPD	Noted
Objective 5 (access to key services) - It is recommended that the policy CS7 includes a definition of 'larger' developments to which the requirement of Building for Life Silver Standards will be applied.		Subsequent DPD	No change necessary to Core Strategy – will be addressed through allocations in Site Allocations DPD
Objective 7 (housing) - It is suggested that Policy CS7 title is changed to 'Sustainable design standards', as the requirements for both the Building for Life Standards and BREEAM cover a wide range of issues, not just CO2 reductions.		Core Strategy	Agreed – policy CS7 title amended to “Helping to reduce carbon dioxide emissions – design standards” – will re-visit at end of consultation period.



Objective 10 (air quality) - It is recommended that the Core Strategy requirement for Travel Plans and transport assessments is strengthened and made more specific in the Development Management DPD, e.g. thresholds for development size for this requirement need to be specified to avoid ambiguity in the interpretation.		Subsequent DPD	It is considered that this is adequately covered in CS 10 and more specific guidance and requirements will be provided in subsequent DPDs.
Objective 13 (waste) - It is recommended that Policy CS7 requires mandatory scoring for waste criteria within the requirements for BREEAM, which only becomes mandatory under BREEAM 'Excellent' rating.		Subsequent DPD	Noted
Objective 15 (GHG emissions) - It is recommended that bullet 13 of Policy CS10 is reworded to reflect the energy hierarchy (see Error! Reference source not found.), without specifying particular methods, which could be included in the supporting text. Text could read: 'reflect the principles of the energy hierarchy, seeking to minimise the demand for energy through the design and layout of development, followed by energy efficiency, then the production of energy from zero or low carbon sources to meet residual demand.' Policy CS8 could then be entitled 'meeting residual energy demand through low and zero carbon energy sources.' It is recommended that policy CS7 be revised to include locally specific standards for the implementation of the Code for Sustainable Homes (CfSH). This could be in addition to requirements for Building for Life Standards. Further, it is recommended that where development is in greenfield locations, a higher standard of sustainable design is required (see also recommendation for Objective 11 for Component 1), which could include the development of locally specific mandatory requirements within the CfSH criteria. The wording of Policy CS8 could be strengthened by defining large-scale developments and changing the wording from 'will be expected' to 'will be required' in relation to the use of zero/low carbon energy		Core Strategy	Not considered necessary. Format of CS10 intended to be non-technical and covers the points raised adequately. Energy hierarchy explained in Technical Background Document.
Objective 16 (vulnerability to climatic events) - The message regarding flood mitigation in the policy CS10 should be taken through to the lower tier policy in the DM DPD. It should elaborate on the requirements for flood risk assessments, flood mitigation and flood resilience measures.		Subsequent DPD	Noted
Objective 17 (biodiversity) - It is recommended that the supporting text of Policy CS9 includes the following additional aims of GI: to contribute to habitat connectivity and habitats themselves, and to assist in adapting to climate change and to contribute towards mitigating climate change. It is recommended that the Site Allocations DPD includes a map		Core Strategy	Agreed, amendment made – bullet points added in supporting text for CS9: <ul style="list-style-type: none"> • Contribute to habitat connectivity and to habitat creation, protection and enhancement; • Assist in adapting to climate change and



demonstrating the intended and existing GI network, including important ecological and geological sites as well as non-designated assets.			contribute towards mitigating climate change; Noted
		Subsequent DPD	
Objective 18 (heritage) - Further detailed DPD should seek to address potentially negative effects that may arise from the incorporation of low and zero carbon energy technologies on the historic environment in accordance with the latest national guidance (PPS5).		Subsequent DPD	Noted
Objective 1 (health) - Policy CS2 could specify the types of access promotion, which should include local walking and cycling. More detailed policy in forthcoming DPDs should specify accessibility standards, so as to ensure that the majority of the population live within walking/cycling distance or good access by public transport of local key services, and specifically have good access to health care facilities.	Component 7 Policy CS2: Strategy for Growth and Development (section related to economy); Policy CS12: Local Economic Strategy; Policy CS13: The Rural Economy.	Subsequent DPD	Adequately covered in CS policies 3-6 and 10
Objective 10 (air quality) - Employment development with good links to residential development by sustainable modes or with potential for their development and improvement should be prioritised in the Site Allocations DPD.		Subsequent DPD	Noted
Objective 17 (biodiversity and geodiversity) - It is understood that further detailed policy considerations will include detailed criteria-based policies for the management of the built and natural environment, and mitigation issues will be addressed through development management policies as required. This should include the consideration of RIGS.		Subsequent DPD	Noted
Objective 19 (landscape) - National policies protect designated landscapes. However, it is recommended that an additional policy is developed to address the importance of local landscape character at the more detailed policy stage.		Subsequent DPD	Noted
	Component 8 Policy CS14: Mix and Types of Dwellings; Policy CS15: Affordable Housing;		



	Policy CS16: Rural Exception Sites.		
Objective 3 (crime and anti-social activity) - Policy CS14 relating to the provision of Gypsy, Traveller and Travelling Showpeople sites should be strengthened to provide a clearer expression of numbers and location of pitches, targets, deliverability and emphasise the need for integration of travelling and settled communities. Some of these details can be set out in lower tier documents, e.g. the Site Allocations DPD.		Core Strategy and Subsequent DPDs	Agree, amendment to Policy CS 14 provides further guidance. The following has been added to policy: The preferred approach to any provision necessary is to be through major developments or through small, rural exceptions sites, depending upon whether the identified need is urban or rural in nature. Proposals will be assessed against the policies of this Core Strategy (particularly Policy CS10) and relevant policies of subsequent DPD(s). Additional detail is to be provided in subsequent DPDs
Objective 4 poverty and social exclusion) - Further details regarding the established needs in terms of accommodation needs are expected to be provided in the Site Allocations DPD as mentioned in the policy CS14 supporting text.		Subsequent DPD	Noted
Objective 5 (access to key services) - It should be ensured that any provision of new services and facilities as part of new development are provided to benefit existing as well as new communities, and that they are provided ahead of the occupation of new residential developments. In policy CS14, reference could be made to ensuring that Gypsy, Traveller and Travelling Showpeople's accommodation also has good access to local services and facilities, so that they are not isolated communities		Core Strategy Core Strategy and Subsequent DPDs	The infrastructure Table now complete in Appendix 3. This adequately covers this point Agree, amendment to Policy CS 14 provides further guidance. Additional detail is to be provided in subsequent DPDs
Objective 16 (vulnerability to climatic events) - The Site Allocations DPD will identify the location of potential Gypsy, Traveller and Travelling Showpeople sites. This offers the opportunity to ensure national policies are effectively translated into local approaches to delivery. Specifically, the high vulnerability of pitches to flood risk should be recognised in the site allocation process.		Subsequent DPD	Noted
Objective 1 (health) - It should be ensured that the specific health needs of the ageing population are catered for in the provision of facilities. This may include specific accessibility arrangements. More specific references should be made to the	Component 9 Policy CS17:	Core Strategy and subsequent DPD	Adequately covered in policies CS3-6 and DC17. The infrastructure Table now complete in Appendix 3. This adequately covers this point. Also more details provided in supporting evidence and subsequent DPDs



number and location of health facilities. More specific references should be made to sustainable transport improvements in the form of walking and cycling, detailing location of such facilities. The latter could be included in the Site Allocations DPD.	Infrastructure Provision		
Objective 2 (education and skills) - Further details should be provided on where and how many educational facilities are located. The policy should ensure the provision of educational facilities for adults.		Core Strategy and subsequent DPD	Adequately covered in policies CS3-6 and DC17. The infrastructure Table now complete in Appendix 3. This adequately covers this point. Also more details provided in supporting evidence and subsequent DPDs
Objective 9 (water quality) - The findings of the WCS (e.g. infrastructure upgrades required in the growth locations) need to be considered and addressed before the site allocations process. Performance against this objective will also depend on the successful implementation of the policy CS10 (e.g. SUDS) and CS9 (green infrastructure).		Subsequent DPD	Noted
Objective 12 (water and mineral resources efficiency) - The findings and recommendations of the WCS (e.g. building a storage reservoir to make supply more reliable) need to be considered and addressed before the site allocations process is initiated.		Subsequent DPD	Noted.
Objective 13 (waste) - Policy CS17 could include a requirement for the provision of sustainable waste management facilities such as community 'bring' sites.		Core Strategy	Adequately covered. Appendix 3 infrastructure table. More detail can be considered at later stage, as appropriate site by site.
Recommendations for the lower-tier documents (refer to paragraph 11.32)	Policies CS3- CS6	Subsequent DPD	Noted and will be considered in more detail at the appropriate time



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