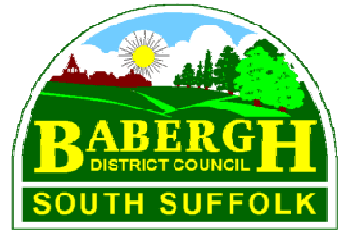


ATKINS



Babergh District Council
Local Development Framework
Growth Scenarios and Broad Locations Core
Strategy

Appendix
Sustainability Appraisal

June/July 2010

Babergh District Council Local Development Framework

Core Strategy

Sustainability Appraisal Report Broad Locations and Growth Scenarios

June/July 2010

Notice

This report was produced by Atkins and Babergh District Council for the specific purpose of the Growth Scenarios and Broad Locations Core Strategy Development Plan Document Sustainability Appraisal.

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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 an 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 will be 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 will be 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.

B – Growth Scenarios Assessment Tables

Table B.1 - Assessment Key

Key

Effects

✓✓	Local	ST-MT	Temp	Low
✓	Sub-Reg	ST-LT	Perm	Med
-	Reg/Nat	MT-LT		High
?		ST		
x		MT		
x x		LT		

Assessment

+++	Strongly positive
++	Moderately positive
+	Slightly positive
0	No effect
-	Slightly negative
--	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 though 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 though 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/N at	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, 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 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. 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.



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