



# **Sustainability Appraisal of Core Strategy and Development Management Policies**

**For the Suffolk Coastal District Council  
Local Development Framework**

**September 2009**

**Prepared by the Research & Intelligence Group, Planning and Performance  
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# 1 Introduction

- 1.1 The aim of sustainability appraisal is to promote sustainable development by ensuring environmental, social, and economic factors are considered during plan preparation. It is a statutory requirement stemming from the Planning and Compulsory Purchase Act 2004, the same act that replaced Local Plans with the Local Development Framework. In addition European Directive 2001/42/EC, requires Strategic Environmental Assessment to be undertaken to assess the effects of plans and programmes specifically on the environment. Government guidance (2005) requires Sustainability Appraisal and Strategic Environmental Assessment to be undertaken together as the processes are very similar. Sustainability Appraisal encompasses Strategic Environmental Assessment as the former looks at environmental, social and economic impacts.
- 1.2 This report sets out the results of the sustainability appraisal of Suffolk Coastal District Council's Core Strategy and Development Management Policies, and strategic housing distribution strategy. These policies will be included in Development Plan Documents that will when formally adopted, form part of its Development Plan Framework. The report should be read in the context of an interim update to the previous Core Strategy Preferred Options Sustainability Appraisal dated December 2008. Further information on the methodology, baseline and linkages with other strategies are provided in the December 2008 document which is available at the Council's main reception or online at: <http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/preferredoptions/downloads/default.htm>  
References to updated policy numbering should be cross-referred to policies as they appear in Appendix 1 of the Council's Cabinet Committee on 07/07/09. This document is also available in the Council's main reception or online at: <http://mh-app2/committeeminutes/showagenda.asp?id=16085>

## **Likely significant effects of the revised core strategy policies**

- 1.3 Revision of the policy wording has improved the overall sustainability of the plan. More policies have sustainability concerns included in them. The greatest impact is likely to be on achieving sustainable levels of prosperity and economic growth throughout the plan area, offering rewarding employment, improving access to key services and conserving and enhancing the quality and local distinctiveness of landscape and townscapes. The policies are well focused on achieving a range of housing for different needs, although there is now an acknowledgement that certain towns will not be able to meet the strategic housing needs of the district.

## **Difference the process has made**

- 1.4 This Sustainability Appraisal has provided an independent assessment of the housing distribution related Core Strategy policies. It follows appraisals undertaken in December 2007 and October 2008 of draft core strategy policies.
- 1.5 The further recommendations made in this report are now available for public consultation following which Suffolk Coastal District Council has the opportunity to review their policies to take them into account alongside any public comments.

## **Who carried out the Sustainability Appraisal**

- 1.6 The sustainability appraisal was carried out by the Research and Intelligence Group with assistance from an Ecologist, Landscape officer, SEA officer and Archaeologist in Environment & Transport at Suffolk County Council.

## **2 Assessment Findings**

- 2.1 This section provides the general assessment commentary and summary on the revised policies. Detailed assessment tables are located in Appendix 1.

### **SP2 Housing Distribution**

- 2.2 The sustainability of the new policy is higher than the previous version. The distribution of housing has been altered with a greater proportion of the District's required number of dwellings to be built in the Ipswich Policy area, and a lower allocation in Felixstowe and the Trimleys. Concentrating development in the IPA is considered a more sustainable strategy for a number of reasons:
- i) The employment offer in Ipswich is larger and more diverse than elsewhere in the District (particularly in Felixstowe where there is a dependence on port related activities and commuting to Ipswich or elsewhere would be less sustainable), so the strategy offers greater access to employment and potential for economic growth with development linked to existing and proposed employment.
  - ii) There is the opportunity to create sustainable settlement(s) with distinctive identity with smaller readily distinguishable villages, neighbourhoods and communities within the larger area.
  - iii) Public transport provision and foot and cycle paths can be upgraded and promoted to minimise the need to use private motor vehicles with the major service centre of Ipswich nearby.
- 2.3 The need to find 470 more sites in the market towns (double what was previously proposed) means a total of 870 new allocations split between Aldeburgh, Framlingham, Leiston, Saxmundham and Woodbridge. Individual policies for the towns imply a high level of constraint. There is potential that modest allocations will need to be made in the medium and long term at Leiston, Woodbridge and Saxmundham. In terms of sustainability it may be better for allocations to go to Leiston if a further nuclear development takes place and the High School for the area is located in the town, provided sites that respect the nuclear safeguarding can be found.

### **SP20 Area east of Ipswich**

- 2.4 The new policy is marginally less sustainable due to additions of land abutting Adastral Park being identified for development. This is greenfield land that includes current archaeological and biodiversity sites and a mineral working as identified in the site specific appraisal. However it appears that it may be possible for the minerals to be worked out before the site is developed so it is not a constraint on the use of the site. There is the additional concern about access to the countryside and proximity to the Deben SPA. Mitigation will need to take place through the consideration of site specific proposals including an Appropriate Assessment.

### **SP21 Felixstowe**

- 2.5 The proposed policy is a more sustainable strategy than previously assessed with A14 noted as a constraint northwards and decrease in the amount of development allocated to the area. In combination with other policies in the plan, strategic landscaping of new development given the proximity to the AONB and provision of infrastructure and associated community facilities phased with new development should be achieved.

### **SP22 Aldeburgh**

- 2.6 The policy is clear that there will not be strategic level growth and this has improved its sustainability score. No further mitigation is required.

### **SP23 Framlingham**

- 2.7 Overall the policy is more sustainable than previously assessed. No further mitigation is required.

## **SP24 Leiston**

- 2.8 There is no change in the policy in sustainability appraisal following the finalisation of the policy. However it is noted that the Schools Organisation Review is likely to result in the High School for the area being in Leiston and the Middle Schools in Leiston and Saxmundham closed. The policy for Leiston now clearly states that the circumstances of nuclear safeguarding limit the future expansion of the town; whilst in Saxmundham current Local plan outstanding allocations will go ahead. This raises the need for improved sustainable transport links between the two towns.

## **SP25 Saxmundham**

- 2.9 The sustainability assessment is marginally worse than previously. Outstanding allocations for residential development by the River Fromus could create open space and regenerate the town centre but is in a flood risk area. The constraint of flood risk is recognised in the policy. Careful planning and design of residential development and open space in this area could mitigate and minimise the flood risk. As mentioned above the nearest High School in the area is likely to be at Leiston leading to more trips and a need for consideration of improvement to cycling, walking and public transport links between Leiston and Saxmundham in the longer term. School transport services may serve the majority of pupils but could disadvantage those wishing to take up extra curricula, after school, sporting opportunities, hence the need for flexible sustainable transport provision.

## **SP26 Woodbridge**

- 2.10 Clarifying that only modest expansion would be allowed depending on environmental constraints generally helped the sustainability of the policy. However mention of Woodbridge as a 'gateway' to the AONB raises concerns that tourist traffic might be channelled through the town. In terms of the cumulative effect on the AONB this could be beneficial as it allows traffic management but it also suggests a cumulative effect (modest new development and tourism traffic) that might need mitigation in Woodbridge which currently has an Air Quality Management Area.

## **Overall Conclusions**

- 2.11 However, generally there is a significant change from the negative scores received by housing allocation related policies during the previous appraisal. The revised policies are considered to contain more specific references to environmental constraints, as well as more appropriate controls on development in the towns of Aldeburgh, Framlingham, Leiston and Woodbridge. Increasing the level of housing, not just in the area east of Ipswich or at Felixstowe but anywhere, will lead to the generation of more traffic that could impact air quality depending on the location, will result in energy being used either in transport or running homes. There are focused core strategy environmental policies that will be brought to bear when planning applications are determined hence this is not a concern. The revised policy wording states that Aldeburgh and Framlingham are not considered at this stage to be suitable to accommodate housing to meet the strategic needs of the district, whereas the strategy for Woodbridge is potentially one of constraint, with modest expansion possible depending on environmental circumstances. The issue of nuclear safeguarding is acknowledged to limit the future expansion of Leiston.

## APPENDIX 1

<b>Policy:</b>	SP2 –Housing Distribution	
<b>Policy summary:</b>	Development is to be concentrated in the major centres of Ipswich Policy Area and Felixstowe Peninsula, with the remaining market towns and larger villages to accommodate modest housing growth as appropriate.	
<b>SA objective:</b>	<b>Impact:</b>	<b>Comments / Mitigation:</b>
1. To improve the health of the population overall	<b>+</b>	Minimise need for motor vehicles, upgrade foot and cycle paths for access to employment, schools etc, maximise access to green space
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	<b>+</b>	Sustainable mix of housing types may include some affordable housing
5. To improve access to key services for all sectors of the population	<b>+</b>	Allocations reflect access to services
6. To offer everybody the opportunity for rewarding and satisfying employment	<b>+</b>	Link to existing and proposed employment, improve access to such areas
7. To meet the housing requirements of the whole community	<b>++</b>	Range of new housing provided
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	<b>-</b>	More housing will result in increased traffic and household air pollution
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	<b>-</b>	Likely to use Greenfield sites
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	<b>-</b>	More housing will result in increased waste
14. To reduce the effects of traffic on the environment	<b>-</b>	More housing will result in increased traffic
15. To reduce emissions of greenhouse gasses from energy consumption	<b>-</b>	More housing will increase energy consumption
16. To reduce vulnerability to flooding	<b>?/-</b>	Increased development, concrete and roads will exacerbate runoff and may increase risk of flooding
17. To conserve and enhance biodiversity and geodiversity	<b>0/-</b>	Biodiversity could be negatively affected by housing increases, however environmental constraints noted
18. To conserve and where appropriate enhance areas of historical and archaeological importance	<b>-</b>	Archaeological sites may be damaged, particularly in the Ipswich Policy Area, where a large proportion of houses are allocated to be built
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<b>+</b>	Seeks to take account of scale appropriate to community
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	<b>+</b>	Phased new housing to link to existing and proposed employment
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	<b>++</b>	New housing in settlements to bring people closer to jobs and services

23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	There are many social and economic positives to be had through linkages with existing core frameworks of employment, service and transport areas which are found in the larger settlements. Consideration and mitigation will need to be given towards minimising the possible identified environmental impacts such as waste production, traffic generation, biodiversity losses, natural resource use etc.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	Housing construction will use short term mineral resources and potential disruption of nearby communities. In the medium/long term however, the opportunities to develop significant infrastructure improvements may have fruition.	
Mitigation proposals summary:	Development should minimise the environmental resources used in construction and seek to use sustainable construction techniques. Where development is to take place away from major areas, the broad locations should be sought sequentially through larger communities so that isolated development does not occur.	

<b>Policy:</b>	SP20 – Area East of Ipswich		
<b>Policy summary:</b>	A strategy for the settlements, countryside and employment areas east of Ipswich including planned growth		
<b>SA objective:</b>	<b>Impact:</b>	<b>Comments / Mitigation:</b>	
1. To improve the health of the population overall	+	Minimise need for motor vehicles, upgrade foot and cycle paths for access to employment, schools etc, maximise access to green space etc	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Sustainable mix of housing types may include some affordable housing	
5. To improve access to key services for all sectors of the population	+	Upgrade public transport, foot and cycle paths. Good access to town centre	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Link to existing and proposed employment, improve access to such areas. Good access to town centre	
7. To meet the housing requirements of the whole community	++	Policy aims for sustainable new housing of a mix of size, type and tenure.	
8. To improve the quality of where people live and to encourage community participation	+	Provision of planting and landscaping, blend with surrounding landscape; social and community provision in advance of or parallel	
9. To maintain and where possible improve air quality	-	Significant development likely to have some negative effect on air quality	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	--	Land abutting Adastral Park is Greenfield	
12. To use water and mineral resources efficiently, and re-use and recycle where possible	--	Land abutting Adastral Park is Greenfield, minerals would have to be worked out quicker than currently planned.	
13. To reduce waste	-	Development likely to increase waste	
14. To reduce the effects of traffic on the environment	-	Development likely to increase traffic considerably as this is already a heavily congested area however policy encourages use of public transport, foot and cycle provision and upgrades.	

15. To reduce emissions of greenhouse gasses from energy consumption	-	Increased housing means energy consumption will increase
16. To reduce vulnerability to flooding	-	Increased development, concrete and roads will exacerbate runoff and may increase risk of flooding
17. To conserve and enhance biodiversity and geodiversity	-	Development will reduce overall value of the area to biodiversity and geodiversity; retention of Suffolk Sandlings respected; improved access to countryside for large numbers of residents may have impacts here too, e.g. adjacent River Deben
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Land next to Adastral Park contains a number of archaeological features
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Aims to create distinctive identity with smaller readily distinguishable villages, neighbourhoods and communities, advanced planting and landscaping to create new settlement boundaries etc
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Link to existing and proposed employment, improve access to such areas
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Public transport, foot and cycle path provision to be made, minimise need for motor vehicle usage
23. To encourage and accommodate both indigenous and inward investment	+	Adjacent presence of BT Adastral Park plus new residents may encourage investment, opportunities for new employment provision to be maximised.
Assessment Summary		Strategies that contain housing or employment growth generally score negatively because they do not contain specific reference to possible environmental constraints. Increasing the level of housing anywhere will lead to the generation of more traffic that could impact air quality depending on location, and will result in energy being used either in transport or running homes. Some changes to SA scoring due to preferred option being confirmed as land immediately abutting Adastral Park – considered in site specific assessment as the worst site for congestion and environmental impacts but good for employment/linkages related indicators.
Secondary, Cumulative or synergistic effects:		Impact on SPA from dog walkers as policy seeks to maximise opportunities to achieve access to green space including the countryside (see Appropriate Assessment)
Short/medium/long term effects:		Long term uncertainty about site provision due to review of housing needs up to 2021
Mitigation proposals summary:		Appropriate assessment is needed of the proposal to use land immediately abutting Adastral Park.

<b>Policy:</b>	SP21 – Felixstowe		
<b>Policy summary:</b>	A strategy for Felixstowe, addressing social and economic issues		
<b>SA objective:</b>	<b>Impact:</b>	<b>Comments / Mitigation:</b>	
1. To improve the health of the population overall	+	Significant improvement, expansion and retention of sport and leisure facilities; appropriate healthcare facilities provided	
2. To maintain and improve levels of education and skills in the population overall	+	Retention and provision of primary and secondary schools	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Sustainable mix of housing types may include some affordable housing	
5. To improve access to key services for all sectors of the population	++	Good access from proposed housing sites to Felixstowe town centre; future duelling of railway track	

6. To offer everybody the opportunity for rewarding and satisfying employment	+	Expand local employment base and regenerate resort area
7. To meet the housing requirements of the whole community	++	Provide a scale and range of housing to meet the needs of the existing and future populations
8. To improve the quality of where people live and to encourage community participation	+	Provide for the growing need for allotments
9. To maintain and where possible improve air quality	-	Significant development likely to have some negative effect on air quality
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	+	Seeks to preserve prime agricultural land
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Development likely to increase waste
14. To reduce the effects of traffic on the environment	+	Development may increase traffic, but mitigation proposed. Growth to the north to be limited due to threshold of primary roads and aims to reduce commuting
15. To reduce emissions of greenhouse gasses from energy consumption	-	Household energy consumption will increase
16. To reduce vulnerability to flooding	+	Flood risk recognised as a constraint
17. To conserve and enhance biodiversity and geodiversity	-/+	Provides allotments etc, but land will inevitably be lost due to development
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Constraints and opportunities of quality of historic core recognised.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Aims to conserve character of neighbourhoods and prevent development to north. Constraints and proximity of national landscape and nature conservation recognised.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Link to existing and proposed employment, improve access to such areas; regenerate resort
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Improved access to dock from Felixstowe, Walton and Trimley villages
23. To encourage and accommodate both indigenous and inward investment	+	Regeneration of resort will increase attraction of the area to investors
Assessment Summary	<p>A largely sustainable strategy where:</p> <ul style="list-style-type: none"> <li>• Impact on some local roads could be more diffuse</li> <li>• Building on a number of sites has the advantage of allowing individual communities to grow at a rate which is more readily absorbed into the existing social fabric</li> <li>• Disperses the potential negative effect of major new build, thus limiting the impact on any one of the communities of Felixstowe, Trimley St Martin, Trimley St Mary or Walton</li> <li>• Incremental development is more likely to retain the setting of the town in the countryside, which is an important element of the regeneration strategy</li> </ul> <p>Overall a more sustainable strategy than previously assessed, with the A14 noted as a constraint to northwards development and a decrease in the amount of development allocated to the area.</p>	

Secondary, Cumulative or synergistic effects:	
Short/medium/long term effects:	
Mitigation proposals summary:	<ul style="list-style-type: none"> <li>• Adequate structural landscaping of new development given proximity to the AONB</li> <li>• Provision of infrastructure, phased with new development</li> <li>• Associated community facilities</li> </ul>

<b>Policy:</b>	SP22 – Aldeburgh		
<b>Policy summary:</b>	A strategy for Aldeburgh that focuses on local issues and local needs		
<b>SA objective:</b>	<b>Impact:</b>	<b>Comments / Mitigation:</b>	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall	<b>+</b>	Sufficient services, education one of the priorities	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population	<b>++</b>	Aims to retain retail services, particularly health and education	
6. To offer everybody the opportunity for rewarding and satisfying employment	<b>0</b>	Retain role as a tourist centre, keep jobs in this sector	
7. To meet the housing requirements of the whole community	<b>+</b>	New housing for local people proposed	
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	<b>+</b>	Encourages use of previously developed land	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	<b>0/-</b>	Minimal new housing may increase waste output	
14. To reduce the effects of traffic on the environment	<b>0/-</b>	Some increase in traffic may occur, although tourism will account for a large proportion of traffic and this level is to be maintained	
15. To reduce emissions of greenhouse gasses from energy consumption	<b>0/-</b>	Minimal new housing may increase traffic and therefore increase emissions	
16. To reduce vulnerability to flooding	<b>++</b>	Flood risk is to be minimised and defences effectively managed; traffic restricted from causing potential damage to defences	
17. To conserve and enhance biodiversity and geodiversity	<b>0/-</b>	Sensitive environment to be maintained, but some development may reduce biodiversity value	
18. To conserve and where appropriate enhance areas of historical and archaeological importance			
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<b>++</b>	Strategy aims to retain and protect historic character without suffering "town cramming"; retain retail and services; retain environment	

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	<b>0/+</b>	Tourism aspect to be maintained; retail and services to be retained; sufficient services and facilities may provide some growth opportunities
21. To revitalise town centres	<b>+</b>	Traffic management measures on the High Street and elsewhere providing improved physical environment
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
<b>Assessment Summary</b>	A strategy that is sustainable in its content given the emphasis on preserving the distinctiveness of Aldeburgh and focusing on local needs. The few negative scores reflect the likelihood of some development taking place; though as this is not to be at a strategic level there have been slight improvements in SA scoring. The strategy is considered appropriate given that the town has no secondary school.	
<b>Secondary, Cumulative or synergistic effects:</b>		
<b>Short/medium/long term effects:</b>		
<b>Mitigation proposals summary:</b>	None required	

<b>Policy:</b>	SP23 – Framlingham		
<b>Policy summary:</b>	A strategy for Framlingham that maintains its role as a self-sufficient market town and tourist destination		
<b>SA objective:</b>	<b>Impact:</b>	<b>Comments / Mitigation:</b>	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall	<b>+</b>	Sufficient education services to serve the population profile required	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population	<b>++</b>	Improve access to town centre facilities through improvements to car parks, local public transport provision; sufficient services and facilities, retail designed to serve needs of local population + hinterland and visitor populations	
6. To offer everybody the opportunity for rewarding and satisfying employment	<b>+</b>	Increase scale and range of employment offer	
7. To meet the housing requirements of the whole community	<b>+</b>	Some housing development on brownfield land	
8. To improve the quality of where people live and to encourage community participation	<b>0</b>	Maintenance of character a priority	
9. To maintain and where possible improve air quality	<b>-</b>	Development likely to have some negative effect on air quality	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	<b>+</b>	Aims to redevelop brownfield land	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	<b>0/-</b>	Limited development may increase waste	
14. To reduce the effects of traffic on	<b>0/-</b>	Limited development may increase traffic	

the environment		
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Limited development may mean rise in household energy consumption
16. To reduce vulnerability to flooding	0/-	Limited development may increase vulnerability to flooding
17. To conserve and enhance biodiversity and geodiversity	0/-	Limited development may reduce overall value of the area to biodiversity and geodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Maintain historic quality character, avoid "town cramming", recognise sensitive setting and edges of town, ensure retail provision for tourism is balanced and designed to serve the needs of local population
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Retains role as a tourist centre, accommodation and visitor attractions will maintain economic performance in the area; increased scale and range of employment opportunities
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Linkages with local public transport
23. To encourage and accommodate both indigenous and inward investment	+	Tourism may attract investment
Assessment Summary	Overall a more sustainable strategy than assessed previously. Development to take place only within defined physical limits and mostly on PDL (not to meet strategic needs). Strategies that contain housing or employment growth generally score negatively because they do not contain specific reference to possible environmental constraints. Increasing the level of housing anywhere will lead to the generation of more traffic that could impact air quality depending on location, and will result in energy being used either in transport or running homes. There are focused core strategy environmental policies elsewhere that will be brought to bear when planning applications are determined hence this is not a concern.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Attention to environmental factors when detailed proposals are drafted and planning proposals considered	

<b>Policy:</b>	SP24 – Leiston		
<b>Policy summary:</b>	A strategy for Leiston that strengthens its economic base and achieves new housing, particularly for local need		
<b>SA objective:</b>	<b>Impact:</b>	<b>Comments / Mitigation:</b>	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall	+	Sufficient education services to serve the population profile required. As a result of the School Organisation Review the High school for the local area is likely to be in Leiston.	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Affordable housing provision prioritised	
5. To improve access to key services for all sectors of the population			

6. To offer everybody the opportunity for rewarding and satisfying employment	+	Anticipated increase in tourism, employment in facilities
7. To meet the housing requirements of the whole community	+	Modest new housing provision planned
8. To improve the quality of where people live and to encourage community participation	+	Improved physical environment sought
9. To maintain and where possible improve air quality	-	Development likely to have some negative effect on air quality
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Development likely to increase waste
14. To reduce the effects of traffic on the environment	-	Development likely to increase traffic
15. To reduce emissions of greenhouse gasses from energy consumption	-	Household energy consumption will increase
16. To reduce vulnerability to flooding	-	Increased development may increase vulnerability to flooding
17. To conserve and enhance biodiversity and geodiversity	-	Development will reduce overall value of the area to biodiversity and geodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Conservation of local character of prime importance
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Retains role as a tourist centre, accommodation and visitor attractions will maintain economic performance in the area; increased scale and range of employment opportunities
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment	+	Tourism may attract investment
Assessment Summary	Strategies that contain housing or employment growth generally score negatively because they do not contain specific reference to possible environmental constraints. Increasing the level of housing anywhere will lead to the generation of more traffic that could impact air quality depending on location, and will result in energy being used either in transport or running homes. There are focused core strategy environmental policies elsewhere that will be brought to bear when planning applications are determined hence this is not a concern. Nuclear safeguarding limits the future of expansion of the town which is unfortunate given the outcome of the SOR being that the upper school for the area (including Saxmundham) is likely to be in Leiston.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Attention to environmental factors when detailed proposals are drafted and planning proposals considered	

<b>Policy:</b>	SP25 – Saxmundham	
<b>Policy summary:</b>	A strategy for Saxmundham that focuses on its role as a retail and service centre, as well as a transport hub.	
<b>SA objective:</b>	<b>Impact:</b>	<b>Comments / Mitigation:</b>
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall	-	As a result of the SOR, the nearest secondary school (11+) is likely to be in Leiston
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	+	Affordable housing provision prioritised
5. To improve access to key services for all sectors of the population	+	Town to become a transport hub on East Suffolk rail-line, serving the local area
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Up-grading of physical environment anticipated to increase appeal to tourists, therefore offering opportunities for employment; employment base to be increased to offer job prospects within the local area
7. To meet the housing requirements of the whole community	+	Limited new development planned
8. To improve the quality of where people live and to encourage community participation	+	Improved physical environment and greater social integration sought
9. To maintain and where possible improve air quality	-	Development of employment/residential areas likely to have some negative effect on air quality
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	-	Greenfield land previously allocated remains set to be used for housing
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Development likely to increase waste
14. To reduce the effects of traffic on the environment	-	Development, particularly tourism, likely to increase traffic
15. To reduce emissions of greenhouse gasses from energy consumption	-	Household and business energy consumption will increase
16. To reduce vulnerability to flooding	--	Increased development may increase vulnerability to flooding, noted as a constraint but not addressed by policy. Development by the river planned
17. To conserve and enhance biodiversity and geodiversity	-	Development will reduce overall value of the area to biodiversity and geodiversity. Further Greenfield release unnecessary (aside that already allocated), sites available within the town
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Up-grading of physical environment, consolidate role of market town.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Retains role as a tourist centre, accommodation and visitor attractions will maintain economic performance in the area; increased employment base
21. To revitalise town centres	+	Development to aid regeneration of the town centre
22. To encourage efficient patterns of movement in support of economic growth		

23. To encourage and accommodate both indigenous and inward investment	<b>+</b>	Tourism may attract investment
Assessment Summary	Sustainability appraisal is marginally worse following the final wording. Outstanding allocations for residential development by River Fromus –creates public open space and regenerate town centre but may increase risk of flooding despite this being noted as a constraint for the strategy. Strategies that contain housing or employment growth generally score negatively because they do not contain specific reference to possible environmental constraints. Increasing the level of housing anywhere will lead to the generation of more traffic that could impact air quality depending on location, and will result in energy being used either in transport or running homes. There are focused core strategy environmental policies elsewhere that will be brought to bear when planning applications are determined hence this is not a concern.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Attention to environmental factors when detailed proposals are drafted and planning proposals considered. Improved sustainable transport links between Leiston and Saxmundham.	

<b>Policy:</b>	SP26 – Woodbridge		
<b>Policy summary:</b>	A strategy for Woodbridge that consolidates its current role and preserves its qualities, whilst achieving modest expansion		
<b>SA objective:</b>	<b>Impact:</b>	<b>Comments / Mitigation:</b>	
1. To improve the health of the population overall	<b>+</b>	Encourage wider use of walking and cycling	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	<b>+</b>	Sustainable mix of housing types may include some affordable housing	
5. To improve access to key services for all sectors of the population	<b>+</b>	Enhanced links between town centre, Market Hill & riverside; range of provisions for residents/rural catchment and tourists	
6. To offer everybody the opportunity for rewarding and satisfying employment	<b>++</b>	Employment and tourism uses to be prioritised ahead of residential; enhancement of anchor stores and small businesses encouraged	
7. To meet the housing requirements of the whole community	<b>+</b>	Residential uses to be resisted in town centre/riverside; modest expansion may be possible; largely a strategy of constraint	
8. To improve the quality of where people live and to encourage community participation	<b>+</b>	Enhanced quality of town centre, traffic management, vibrant riverside environment, high quality historic built environment to be maintained	
9. To maintain and where possible improve air quality	<b>--</b>	Tourism gateway to AONB likely to have some negative effect on air quality. Potential further impact on existing Air Quality Management Area.	
10. To maintain and where possible improve water quality	<b>0/-</b>	Aims to retain quality of River Deben, some additional pollution possible due to town being adjacent to river	
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	<b>0/-</b>	Largely a strategy of constraint	
14. To reduce the effects of traffic on the environment	<b>0/-</b>	Development and tourism likely to increase traffic although gateway role could focus traffic in Woodbridge	

15. To reduce emissions of greenhouse gasses from energy consumption	-	Energy consumption will increase
16. To reduce vulnerability to flooding	-	Increased development, concrete and roads will exacerbate runoff and may increase risk of flooding in this riverside town, although strategy does acknowledge limitations imposed by the river
17. To conserve and enhance biodiversity and geodiversity	+	Aims to retain quality and character of riverside and estuary, environmental considerations noted as constraint
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	A12 to remain firm edge to town; retain quality and character of riverside and estuary
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Encouragement of businesses, vibrant riverside environment while retaining quality of the built and natural environment
21. To revitalise town centres	+	Will bring new business to town centre
22. To encourage efficient patterns of movement in support of economic growth	+	Encourages wider use of walking; links between town centre, Market Hill and riverside improved
23. To encourage and accommodate both indigenous and inward investment	++	Encouraging small scale independent businesses; tourism and employment uses to take priority in the town
Assessment Summary		Potentially a strategy of constraint and good sustainability. Strategies that contain housing or employment growth generally score negatively because they do not contain specific reference to possible environmental constraints. Increasing the level of housing anywhere will lead to the generation of more traffic that could impact air quality depending on location, and will result in energy being used either in transport or running homes. However, this is largely a policy of constraint, noting the maintenance of the character of the town as important. There are focused core strategy environmental policies elsewhere that will be brought to bear when planning applications are determined hence this is not a concern. The policy also notes that the quality of the riverside and estuary and related environmental quality be regarded as a constraint.
Secondary, Cumulative or synergistic effects:		Marketing of Woodbridge as a 'gateway' to the AONB could create traffic movements through the town, in addition to new development.
Short/medium/long term effects:		
Mitigation proposals summary:		Attention to environmental factors when detailed proposals are drafted and planning proposals considered. Manage traffic in Woodbridge so it is not disadvantaged by 'gateway' role, especially considering the challenges of the location of the existing Air Quality Management Area.