



APPENDICIES

Sustainability Appraisal of Core Strategy and Development Management Policies

For the Suffolk Coastal District Council Local Development Framework

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Appendix 1: The SA Framework

SOCIAL OBJECTIVES

Headline SA Objective	Question	Indicator
1. To improve the health of the population overall	Will it improve the numbers of health facilities and the distance which has to be travelled to these facilities?	Proportion of population with access to hospital or GP or dentist surgery (DfT accessibility indicators)
	Will it reduce death rates?	Overall death rate by all causes (PCT)
		Cancer deaths (malignant neoplasms) under 75 per 100,000 population (PCT)
		Ischaemic Heart Disease deaths under 75 per 100,000 population (PCT)
		Respiratory disease deaths (all ages) per 100,000 population (PCT)
		Deaths from self harm and injury undetermined (all ages) per 100,000 population (PCT)
		Number of people killed and seriously injured in road traffic accidents per 100,000 population (SCC)
		Life expectancy (SDA)
	Will it encourage healthy lifestyles?	Proportion of journeys to work on foot or by cycle (Census/SSAG)
		How do children travel to school? (QOL/BVPI)
		Obesity in the population (PCT)
		Change in existing provision of outdoor playing space (youth and adult space) (SSAG 5-year review)
		Change in existing provision of children's play space (SSAG 5-year review)
		Change in provision of open space (District open space assessments)
	The % of total length of footpaths and other rights of way which are easy to use by members of the public (BVPI)	
	Change in amount of accessible natural green space (English Nature Standards)	
2. To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people?	Proportion of Year 11 pupils gaining 5+ A*-C grades at GCSE (District Wide SDA / BVPI)
		Average point score per student at A and AS Level (District Wide SDA / BVPI)
	Will it improve qualifications and skills of adults?	Proportion of the population with no qualifications (Census)
		Proportion of the population with NVQ level 4 or higher (District Wide SDA)
3. To reduce crime and anti-social	Will it reduce actual levels of crime?	Recorded Crime per 1000 population (SSAG)

Headline SA Objective	Question	Indicator
activity		
		Burglary Rate per 1000 population (SDA)
		Violent Crime Rate per 1000 population (SDA)
	Will it reduce the fear of crime?	Fear of Crime (QOL, Suffolk Speaks, British Crime Survey)
	Will it reduce noise and odour concerns?	Number of domestic noise complaints (NEvironmental Health Depts Districts)
		Number of odour complaints (NEvironmental Health Depts Districts)
4. To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	Proportion of the population who live in SOAs that rank within the most deprived 10% and 25% of SOAs in the country (SCC)
		Housing benefit recipients (LAs)
5. To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?	Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place (SSAG)
		Proportion of population with access to key local services (eg GP, post office) (DfT accessibility indicators)
	Will it improve accessibility to shopping facilities?	New Retail Floor Space in Town Centres (AMR)
		Proportion of population with access to a food shop (DfT accessibility indicators)
	Will it improve access to child care?	Number of child care places per thousand children under 5 (Mark Parker)
6. To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?	Unemployment rate (SSAG/AMR)
	Will it reduce long-term unemployment?	Long-term unemployment (Nomis)
	Will it provide job opportunities for those most in need of employment?	Proportion of lone parents and long term-ill who are economically active (Census)
	Will it help to improve earnings?	Average Earnings (Inland revenue/AMR)
7. To meet the housing requirements of the whole community	Will it reduce homelessness?	Homelessness (districts homelessness presentations)
	Will it provide enough housing?	Housing Stock (SSAG)
		Housing Land Availability (SSAG)
	Will it increase the range and affordability of housing for all social groups?	Affordable Housing (SSAG)
		Special Needs Housing

Headline SA Objective	Question	Indicator
		Housing Types and Sizes (SSAG)
		Dwellings per hectare of Net Developable Area (SSAG)
		Average property price to income ratio (SSAG)
	Will it reduce the number of unfit homes?	Number of unfit homes per 1,000 dwellings (BVPI)
8. To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?	% of residents who are happy with their neighbourhood as a place to live (Suffolk Speaks/ODPM QOL surveys)
	Will it increase access to natural green space?	Area of land managed in whole or part for its ecological interest and with public access over and above public rights of way (SCC)
		Areas of deficiency in terms of natural green space (SCC)
		Change in amount of accessible natural green space (NEglish Nature standards)
	Will it encourage engagement in decision making?	Electoral turnout in local authority elections
		Number of Parish Plans adopted (Suffolk Acre)
	Will increase the number of people involved in volunteer activities?	Number of people involved in volunteer activities (SCC/CVS)
	Will it improve ethnic relations?	Number / rate of racist incidents (Racial Harassment Initiative)
	Will it improve access to cultural facilities?	Number of visits to/uses of Council funded or part- funded museums per 1,000 population (BVPI 170a)
		Number of visits to Council funded or part- funded museums that were in person, per 1,000 population (BVPI 170b)
		The number of pupils visiting museums and galleries in organised school groups (BVPI 170c)

ENVIRONMENTAL OBJECTIVES

Headline Objective	Question	Indicator
9. To maintain and where possible improve water quality	Will it improve the quality of inland waters?	Water quality in rivers (EA)
		Groundwater quality (may be available from EA in future - CAMS)
	Will it improve the quality of coastal waters?	Water quality in estuaries (EA)
		Bathing water quality (EA)
10. To maintain and where	Will it improve air quality?	Have annual mean concentrations of any of three air pollutants been exceeded?

Headline Objective	Question	Indicator
possible improve air quality		
		Number of Air Quality Management Areas and dwellings affected (SSAG)
11. To conserve soil resources and quality	Will it minimise the loss of greenfield land to development?	Number and percentage of new dwellings completed on greenfield land
		Number and percentage of existing housing commitments on greenfield land (SSAG)
		Dwellings per hectare of net developable area (SSAG)
	Will it minimise loss of the best and most versatile agricultural land to development?	Allocations on best and most versatile agricultural land (grades 1, 2, and 3a)
	Will it maintain and enhance soil quality?	Number and area of potential and declared contaminated land returned to beneficial use (Districts / EA)
		Number / area of organic farms (DEFRA / Soil Association)
12. To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Recycled aggregate production (SSAG)
	Will it promote sustainable use of water?	Water consumption
	Will it maintain water availability for water dependant habitats?	Water availability for water dependant habitats (NE / Wildlife Trust)
13. To reduce waste	Will it reduce household waste?	Household (and municipal) waste produced (SSAG)
	Will it increase waste recovery and recycling?	Tonnage / proportion of household (and municipal) waste recycled, composted and landfilled (SSAG / BVPI / PSA)
14. To reduce the effects of traffic on the environment	Will it effect traffic volumes?	Traffic volumes in key locations (SCC)
	Will it reduce the need for local travel?	Percentage of all new residential development taking place in major towns, other towns, and elsewhere (SSAG)
		Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place (SSAG)
		Distance to key services (new accessibility indicators from DfT)
	Will it increase the proportion of journeys made using modes other than the private car?	Percentage of journeys to work undertaken by sustainable modes (SSAG)
		Percentage of schoolchildren travelling to school by sustainable modes (BVPI)
		Car parking standards (SSAG)

Headline Objective	Question	Indicator
15. To reduce emissions of greenhouse gases from energy consumption	Will it reduce emissions of greenhouse gases from energy consumption?	Consumption of electricity - Domestic use per consumer and total commercial /industrial use (DTI)
		Consumption of gas - Domestic use per consumer and total commercial /industrial use (DTI)
		Energy efficiency of homes (BVPI 63 / HECA)
16. To reduce vulnerability to flooding	Will it increase the proportion of energy needs being met by renewable sources?	Installed electricity generating capacity using renewable energy (SSAG)
		Will it minimise future risk and reduce existing risk of flooding to people and property from rivers and watercourses?
	Flood risk - planning applications approved against Environment Agency advice (SSAG)	Properties at risk of flooding from rivers or the sea (EA)
		Incidence of fluvial flooding (properties affected)
	Will it minimise future risk and reduce existing risk of flooding to people and property on the coast?	Incidence of coastal flooding (properties affected)
		Will it minimise future risk and reduce existing risk of coastal erosion?
	Developments refused because of risk of coastal erosion (SSAG)	Incidence of flood watches and warnings (EA)
		Will it minimise future risk and reduce existing risk of damage to people and property from storm events?
17. To conserve and enhance biodiversity and geodiversity	Will it maintain and enhance statutory and non-statutory sites designated for their nature conservation interest?	Change in number and area of designated ecological sites (SSAG)
		Reported condition of ecological SSSIs (NE / Wildlife Trust)
	Will it help deliver the targets and actions for habitats and species within the Suffolk Biodiversity Action Plan, particularly those protected under national and international law?	Achievement of Habitat Action Plan targets (SBRC/SBP)
		Achievement of Species Action Plan targets (SBRC/SBP)
	Development proposals affecting BAP habitats, BAP species and legally protected species outside protected areas (SWT)	
Will it help to reverse the national decline	Bird survey results (BTO/RSPB)	

Headline Objective	Question	Indicator
	in farmland birds?	
	Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?	Change in number and area of designated geological SSSIs and RIGs (NE)
		Reported condition of geological SSSIs and RIGs (NE)
18. To conserve and where appropriate enhance areas of historical and archaeological importance	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?	Number of listed buildings and buildings at risk (SSAG)
		Area of historic parks and gardens (SSAG)
		Number and area of Conservation Areas and Article 4 directions (SSAG)
		Number of Conservation Area Appraisals completed and enhancement schemes implemented (SSAG)
		Number of designated sites lost, or adversely affected, by development [including their settings].
		Number of buildings taken off the BAR register annually.
	Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas?	Number of Scheduled Ancient Monuments (SAMs) damaged as a result of development (SSAG)
		Planning permissions affecting known or potential archaeological sites (SSAG)
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?	Number and percentage of new dwellings completed on previously developed land (SSAG)
		Number and percentage of existing housing commitments on previously developed land (SSAG)
		Number of vacant dwellings
	Will it improve the landscape and/or townscape?	Changes in the landscape (WI landscape survey) (SSAG)
		Number / area of town / village greens and commons
		Area of designated landscapes (AONB) (CA/DEFRA)
		Number of Countryside Stewardship / Environmental Stewardship schemes (DEFRA)
		Light pollution (CPRE)

Headline Objective	Question	Indicator
		Number of planning applications refused for reasons due to poor design

ECONOMIC OBJECTIVES

Headline Objective	Question	Indicator	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness?	Take-up of employment floorspace (SSAG)	
		Employment permissions and allocations (SSAG)	
		Percentage change in the total number of VAT registered businesses in the area (SDA/Suffolk Observatory)	
			Change in number of businesses registered to pay business rates (SDA/Suffolk Observatory)
	Will it improve the resilience of business and the economy?		Number and percentage of employees by employment division (SSAG)
			Number and percentage of businesses by main industry type (AMR)
			Number and percentage of businesses by size (number of employees) (AMR)
			Will it promote growth in key sectors?
		Will it improve economic performance in advantaged and disadvantaged areas?	Comparative industrial and office rental costs within the plan area (ODPM / estate agents)
		Will it encourage rural diversification?	Employment permissions and allocations in rural areas (SSAG)
21. To revitalise town centres	Will it increase the range of employment opportunities, shops and services available in town centres?	Proportion of town centre units with A1 uses (SSAG)	
	Will it decrease the number of vacant units in town centres?	Vacant units in town centres (SSAG)	
22. To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting?	Distances travelled to work for the resident population (Census).	
		Import/export of workers to district and/or major towns (Census).	
		Employment permissions and allocations in urban areas (SSAG)	
		Number / percentage of people working from home as main place of work (Census provides a baseline, and planning consents for working from home indicate trends)	

Headline Objective	Question	Indicator
		Percentage of households with broadband internet connection
	Will it improve accessibility to work by public transport, walking and cycling?	Number of developments where a travel plan is submitted or is a condition of development (SSAG)
		Percentage of journeys to work undertaken by sustainable modes (SSAG)
	Will it reduce journey times between key employment areas and key transport interchanges?	May be relevant for Ipswich but not considered suitable for Suffolk as a whole.
	Will it increase the proportion of freight transported by rail or other sustainable modes?	Proportion of port freight carried by rail (Port Authorities / AMR)
	Will it increase the consumption of locally produced food and good?	Number of farmers markets and farm shops (LAs)
23. To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?	Number of enquiries to business advice services from within area (business link, LAs)
		Business start ups and closures (Suffolk Observatory)
	Will it encourage inward investment?	Number of enquiries to business advice services from outside of area (business link, LAs)
	Will it make land available for business development?	Employment land availability (SSAG)
		Employment permissions and allocations (SSAG)

APPENDIX 2: Core Strategy Sustainability Appraisal Tables

Policy:	SP1 – Sustainable Development	
Policy summary:	Sets out 12 criteria for sustainable development	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall	+	Enhance accessibility to services
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	++	Aims to create and promote inclusive communities
5. To improve access to key services for all sectors of the population	++	Aims to enhance accessibility to services and create integrated and sustainable transport system
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Aims for a healthy economy, balance of employment opportunities
7. To meet the housing requirements of the whole community	+	Achieve local balance between housing growth and employment opportunities
8. To improve the quality of where people live and to encourage community participation	+	Maintain and enhance a sense of place/the built environment; promote inclusive communities
9. To maintain and where possible improve air quality	+	Aims to reduce need to travel, promote sustainable travel. Addressees energy efficiency of buildings
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	++	Prioritises reuse of previously developed land
12. To use water and mineral resources efficiently, and re-use and recycle where possible	++	Addresses water related sustainability of buildings and method of construction
13. To reduce waste		
14. To reduce the effects of traffic on the environment	++	Aims to reduce need to travel, promote sustainable travel, integrated transport etc
15. To reduce emissions of greenhouse gasses from energy consumption	+	Aims to reduce overall need to travel, re-use previously developed land etc, thus reducing greenhouse gas emissions
16. To reduce vulnerability to flooding	+	Aims to mitigate and adapt to the effects of climate change which could include flooding
17. To conserve and enhance biodiversity and geodiversity	++	Aims to conserve and enhance the natural environment. And recognises the need to balance employment opportunities, housing growth and environmental capacity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Aims to conserve and enhance the built environment and recognises the need to balance employment opportunities, housing growth and environmental capacity.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Take advantage of regeneration, provide appropriate infrastructure for communities, promote inclusive communities, conserve and enhance the built environment and a sense of place
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Aims to enable a healthy economy, relate development to employment, enhance accessibility to services, re-use of previously developed land and buildings
21. To revitalise town centres	+	Aims to enable a healthy economy, notably in town centres, re-use previously developed areas

22. To encourage efficient patterns of movement in support of economic growth	++	New housing development to be related to employment, transport and infrastructure; integrated and sustainable transport system, reduce overall need to travel
23. To encourage and accommodate both indigenous and inward investment	+	Aims for improved employment opportunities; regeneration opportunities
Assessment Summary	In a world that is increasingly conscious of the need to manage resources very carefully and to address the issue of climate change, spatial planning has a responsibility to ensure that development takes place within a sustainable framework addressing both the threats and opportunities that this brings. The criteria clearly suggest that this is a policy on sustainability that is consistent with nationally policy PPS1 and what was regional policy SS1 whilst retaining a local perspective.	
Secondary, Cumulative or synergistic effects:	Whilst crime is not directly addressed within the policy, economic growth should help alleviate crime and anti social behaviour. Reducing emissions and developing sustainability should also help improve health as a secondary impact.	
Short/medium/long term effects:	Long term impact will reduced development on areas susceptible to the effects of climate change (i.e. coastal and river flood plain areas)	
Mitigation proposals summary:	None identified	

Policy:	SP2 –Housing numbers	
Policy summary:	Provision of 7,590 homes across the district in the period 2010-2027, phased to give continuous supply and linked with employment opportunities and infrastructure.	
SA objective:	Impact:	Comments / Mitigation:
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
2. To maintain and improve levels of education and skills in the population overall	+	Appropriate infrastructure will be provided, may include 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	++	Allocations reflect access to services and encourages provision of infrastructure
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Link to existing and proposed employment, improve access to such areas
7. To meet the housing requirements of the whole community	++	Provides for appropriate scale of housing need for the district
8. To improve the quality of where people live and to encourage community participation	+	Requires associated new and improved infrastructure (deemed to cover doctors, recreational space, allotments, schools, meeting/community spaces)
9. To maintain and where possible improve air quality	-	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	-	Likely to use Greenfield sites
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	More housing will result in increased waste
14. To reduce the effects of traffic on the environment	-	More housing will result in increased traffic
15. To reduce emissions of greenhouse gasses from energy consumption	-	More housing will increase energy consumption

16. To reduce vulnerability to flooding	+	New development, although potentially increasing runoff, would be designed to sustainable standards including taking measures to reduce vulnerability to flooding, e.g. SUDS.
17. To conserve and enhance biodiversity and geodiversity	-	Biodiversity could be negatively affected by housing increases, however environmental constraints noted. Use of small brownfield sites that includes gardens may also impact upon biodiversity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	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	+	Seeks to take account of scale appropriate to community
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	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	++	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:		Research on recreational impacts on the Sandlings SPA and conclusions in the Appropriate Assessment suggest secondary and cumulative impacts from this level of housing growth plus proposals in the Ipswich area will be a concern for the popular destinations.
Short/medium/long term effects:		Housing construction will use short term mineral resources and potential disruption of nearby communities. In the medium/long term there will be opportunities to develop significant infrastructure improvements may have fruition. Longer term impacts on disturbance to Nighjars in the Sandlings SPA is a concern.
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. The Appropriate Assessment recommends provision of a country park in the north Ipswich area. The need to reduce demand for visits plus management of popular destinations in SPAs to minimise disturbance to birds will be required.

Policy:	SP3 – New Homes		
Policy summary:	The strategy aims to increase housing stock to provide a full range of size, types and tenure in accordance with the principles of sustainable development so as to meet the needs of the existing and future populations.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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	++	Policy aims to provide affordable housing and address needs of gypsies, young and old	

5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	++	Seeks to provide housing including for gypsies, travellers and young people
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	-	More housing will result in increased traffic and impacts on air quality of development
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	+	Promotes maximising use of existing stock through conversions, adaptation and extension
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	More housing will result in more waste
14. To reduce the effects of traffic on the environment	-	More housing will result in more traffic
15. To reduce emissions of greenhouse gasses from energy consumption	-	More housing will result in increased energy consumption
16. To reduce vulnerability to flooding	-	More housing could increase flood risk through increased runoff/shorter lag times
17. To conserve and enhance biodiversity and geodiversity	0/-	Some biodiversity could be negatively affected by new housing but reuse of stock promoted
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/-	Archaeological sites may be damaged but reuse of stock promoted
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	The provision of new housing will be expected to produce significant positive outcomes in relation to social objectives, however, there are inevitable conflicts caused between development and environmental protection.	
Secondary, Cumulative or synergistic effects:	Retention of young people and their skills in the area may have future positive impacts.	
Short/medium/long term effects:	Aims to provide for immediate needs and longer-term future needs of population.	
Mitigation proposals summary:	Development will need to take account of the need to minimise environmental impacts by limiting waste production, employing sustainable construction techniques, avoiding sensitive flood areas and reduction in surface run off measures. Similarly, proper investigation will need to be had where it is suspected that development may impact upon archaeology assets.	

Policy:	SP4 – Gypsies, travellers and travelling showpersons		
Policy summary:	Gypsies and travellers have specific housing needs that the District Council is required to address. However, there are no authorised sites within the district. Proposals for new gypsy and/or traveller sites will only be approved in exceptional circumstances.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	+	Intends to maintain discussions with parish councils affected by illegal encampments.	
4. To reduce poverty and social exclusion	+	Aims to discuss meeting needs of gypsies/travellers	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community	+	Seeks to achieve accommodation for travellers	
8. To improve the quality of where people live and to encourage community participation	+	Aims to liaise with gypsies/travellers to meet needs, provide encampments	
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			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity	+	May relieve pressure on biodiversity rich land	
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			
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area			
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		
Assessment Summary	A sustainable strategy that aims to provide for the specific needs of gypsies and travellers.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:		

Policy:	SP5 – Employment Land	
Policy summary:		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall	+	Allocating employment land may result in increase jobs and influence skills levels positively.
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	+	Allocating employment land could lead to job creation
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Aims to provide for 8,000 new jobs although may limit economic development in the countryside
7. To meet the housing requirements of the whole community	0/-	Allocating employment land could decrease land available for housing
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	0/-	Employment land can sometimes cause air quality concerns
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	-	Some of the strategic allocations are Greenfield land.
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	0/-	More development will mean more waste
14. To reduce the effects of traffic on the environment	0/-	Employment corridor stretching into Ipswich borough could increase pressure on roads.
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Development will increase energy use
16. To reduce vulnerability to flooding		
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	May limit economic development in the countryside but will create jobs overall
21. To revitalise town centres	+	Town centres are recognised as employment areas
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment	+	Land allocated for expansion and new development
Assessment Summary	The policy is considered to perform very well in meeting economic objectives. Further impacts will be expected to have possible negative issues with environmental protection, air quality and energy use, as well as waste.	
Secondary, Cumulative or synergistic effects:	Development of Felixstowe Port, Martlesham Heath Business Campus and Ransomes Europark will contribute to traffic flows on the A14 and Orwell Bridge.	
Short/medium/long term effects:	Long term contribution to traffic flows on the A14.	
Mitigation proposals summary:	In order to mitigate against negative environmental impacts, the suite of core strategy and development control policies should ensure that development is undertaken in a sustainable manner in terms of minimising impact. In particular SP10 undertakes to consider options in respect of improving capacity on the A14.	

Policy:	SP6 – Regeneration	
Policy summary:		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity	+	Aims to reduce localised social issues
4. To reduce poverty and social exclusion	+	Aims to reduce localised social deprivation
5. To improve access to key services for all sectors of the population	+	Aims to reduce localised social deprivation through regeneration.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Aims increase the range of jobs on offer in Felixstowe, Leiston, Saxmundham and the rural areas.
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Aims to encourage new investment in the area
9. To maintain and where possible improve air quality	-	Regeneration of areas may cause an increase in traffic
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		

14. To reduce the effects of traffic on the environment	-	Regeneration of areas may cause an increase in traffic
15. To reduce emissions of greenhouse gasses from energy consumption	-	Regeneration of areas may cause an increase in energy consumption
16. To reduce vulnerability to flooding		
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Aims to regenerate failing rural areas and towns and kickstart prosperity and economic growth
21. To revitalise town centres	++	Town centres targeted for regeneration, following concerns over impact of out-of-town stores and the growth of the Ipswich retail economy
22. To encourage efficient patterns of movement in support of economic growth	++	Economic improvements in previously declining areas may provide employment in the local area for those who were previously forced to travel. More focus on improving employment opportunities in market towns such as Leiston and Saxmundham. Less necessity to commute for employment.
23. To encourage and accommodate both indigenous and inward investment	+	Regeneration of areas may attract investment
Assessment Summary	Generally positive results, the only negative aspects relating to traffic generation.	
Secondary, Cumulative or synergistic effects:	Social deprivation generally less pronounced in areas of economic activity.	
Short/medium/long term effects:	Long term rising sea levels at Felixstowe could impact on the location of regeneration activities. Opportunities for regeneration related to the Sizewell C development need to be planned to result in increased sustainable employment	
Mitigation proposals summary:	Traffic generation to be an important consideration when assessing proposals and will be picked up by DM20.	

Policy:	SP7 – Economic Development in the Rural Areas		
Policy summary:	Aims to maximise the economic potential of the rural areas at a scale appropriate to the settlement hierarchy, in respect of the environment and sustainability and in support of agriculture and tourism where appropriate.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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	++	Aims to secure employment locally and in rural areas	
5. To improve access to key services for all sectors of the population			

6. To offer everybody the opportunity for rewarding and satisfying employment	++	Aims to maximise economic potential of rural areas and secure employment locally
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	-	Development may add to air pollution
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	0/-	Development of rural areas could be on Greenfield sites.
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	0/-	Development may increase waste
14. To reduce the effects of traffic on the environment	0/+	Encouragement for enterprises which are compatible with objectives in respect of the environment
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	0/+	Encouragement for enterprises which are compatible with objectives in respect of the environment
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	0/-	Rural diversification can often change character of landscapes (eg. Farm outbuildings developed)
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Aims to maximise economic potential of rural areas and secure employment locally
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	+	Encourages economic development
Assessment Summary	Generally sustainable policy although there are risks associated with air pollution and waste.	
Secondary, Cumulative or synergistic effects:	People are generally healthier and crime is generally lower in economically successful areas, so there is a chance for a positive secondary effect here.	
Short/medium/long term effects:	Retaining existing employment sites saves having to develop new ones, which uses minerals and energy as well as generating traffic in the construction phase. This is a short term impact.	
Mitigation proposals summary:	The negative impacts of this policy should be mitigated by the implementation of other plan policies.	

Policy:	SP8 – Tourism		
Policy summary:	Encouraging and controlling tourism development appropriately in different types of areas		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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	+	Could result in creation of jobs which will alleviate poverty	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Tourism-related development will increase local employment opportunities	
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	0/-	Some consideration of capacity to absorb development that acknowledges need to deal with problems created by tourism	
9. To maintain and where possible improve air quality	0/-	Increased tourist activity will increase air pollution. Implications for environment considered in some areas	
10. To maintain and where possible improve water quality	0	Increased tourist activity will increase water pollution, particularly at coastal sites; but policy attempts to relieve pressure on coast	
11. To conserve soil resources and quality	0/-	PDL could be used for extensions and tourist developments	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	-	Tourism-related development will increase waste	
14. To reduce the effects of traffic on the environment	0/-	Increased tourism will increase traffic in the area. However, green tourism will include use of public transport and will help mitigate slightly	
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Increased tourism will increase energy consumption and greenhouse gas emissions. Green tourism may help mitigate by reducing travel once visitors have arrived in the district.	
16. To reduce vulnerability to flooding	0/-	Tourism facilities and developments will be on flood plain.	
17. To conserve and enhance biodiversity and geodiversity	+	Tourism related development in close proximity to AONB may have some negative impact on biodiversity; but policy attempts to relieve pressure on sensitive coastal areas and biodiversity and habitat assessments are required.	
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Tourism revenue can help with upkeep of historic and archaeological sites	
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Protection of settings and the AONB in particular will be of prime importance, landscape assessment included in policy	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Tourism will contribute to levels of economic growth	
21. To revitalise town centres			

22. To encourage efficient patterns of movement in support of economic growth	+	"Green tourism" and use of public transport to be encouraged.
23. To encourage and accommodate both indigenous and inward investment	+	Encouraging tourism will increase investment
Assessment Summary	This policy needs to ensure that negative environmental impacts are avoided by considering the influence of other protective policies when planning tourism development. Benefits to the economy should be experienced, along with associated positive social impacts. New reference to "green tourism" suggests aim for economic benefits of tourism to be achieved with less pressure on local infrastructure (e.g. road network)	
Secondary, Cumulative or synergistic effects:	Cumulative impact of this policy and SP6 Regeneration should help reverse the fortunes of Felixstowe tourism. Cumulative effect of recreational use of European designation sites by residents and visitors.	
Short/medium/long term effects:		
Mitigation proposals summary:	Biodiversity and habitat assessments should be undertaken fully before any development is implemented, along with ensuring that noise and air pollution will be avoided. No further mitigation required.	

Policy:	SP9 – Retail Centres		
Policy summary:	Emphasis within the district will be on maintaining and enhancing the viability and vitality of existing retail centres, and making proper provision for new forms of retail distribution. The scale of any new floorspace will be set out according to the settlement hierarchy.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Enhancing retail centres may provide more employment opportunities	
7. To meet the housing requirements of the whole community			
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			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			

15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Aims to sustain and enhance the vitality and viability of retail centres
21. To revitalise town centres	+	Aims to sustain and enhance the vitality and viability of retail centres, including those in town centres
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Generally sustainable policy with no negative impacts forecast.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	New development may generate traffic and waste during the short term construction phase.	
Mitigation proposals summary:	None necessary (no negative impacts)	

Policy:	SP10 – A14 and A12	
Policy summary:	Notes the importance of the A14 as a European route from Felixstowe, with capacity issues around Ipswich. Notes the role of the A12 for supporting Sizewell and the requirement for improvements south of A1214 in conjunction with housing and employment development.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
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		
5. To improve access to key services for all sectors of the population	+	Better access to local services due to reduced journey times through reduced congestion
6. To offer everybody the opportunity for rewarding and satisfying employment		

7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Will provide better links to jobs, services and leisure facilities. Respects quality of life for people living adjacent to the A12 north of Woodbridge.
9. To maintain and where possible improve air quality	-	Additional roads may encourage increased use of private cars and subsequently increase pollution
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		
14. To reduce the effects of traffic on the environment	- -	Improved roads may encourage increased use of private cars. Improvements around Ipswich and on A12 will increase capacity.
15. To reduce emissions of greenhouse gasses from energy consumption	-	Improved roads may encourage increased use of private cars and subsequently increase pollution.
16. To reduce vulnerability to flooding	?	Planned works to A12 at Blythburgh to counteract flooding problems not mentioned
17. To conserve and enhance biodiversity and geodiversity	-	Road improvements will impact negatively on biodiversity
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	+	Considers solutions for Little Glemham area where A12 cuts through villages (including potential bypass)
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Looks to improve journey times, good for local business and Port activities.
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Will provide better access to jobs, services, though may be mainly through private car usage
23. To encourage and accommodate both indigenous and inward investment	+	Improved road network may attract investment to the area
Assessment Summary	Additional roads and/or traffic will inevitably have a negative impact on environmental factors. However, the economic benefits of providing better access to areas in need of regeneration are extremely important and in the context of other objectives might be given significant weight.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	Short term disruption from road modifications. Longer term increased capacity of road network.	
Mitigation proposals summary:	Negative impacts associated with this policy are related to the potential for increased traffic from proposed increasing road capacity. This can be mitigated against through the promotion of sustainable transport, walking and cycling and limiting car parking / ownership. This is mentioned in policy SP11.	

Policy:	SP11 – Accessibility	
Policy summary:	Aims to maximise opportunities for local journeys to be made by means other than the private motor car. Improve both quality and quantity of public transport provision and encourage transfer of freight from road to rail.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Promotes improved foot and cycle provision to local facilities thereby encouraging physical exercise
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	+	Improved bus services could increase access to employment and other services
5. To improve access to key services for all sectors of the population	++	Bus and rail services, cycling and foot travel access to key services to be improved
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Improved bus and rail services will provide greater access to employment opportunities available
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	0/+	Promotes switching to more sustainable modes of transport to reduce traffic on local roads
9. To maintain and where possible improve air quality	+	Net reduction in traffic pollution possible due to improved public transport, by reducing local transport by private car and transferring more freight from road to rail
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		
14. To reduce the effects of traffic on the environment	+	Net reduction in traffic possible due to improved public transport, by reducing local transport by private car and transferring more freight from road to rail
15. To reduce emissions of greenhouse gasses from energy consumption	+	Net reduction in emissions from traffic possible due to improved public transport, by reducing local transport by private car and transferring more freight from road to rail
16. To reduce vulnerability to flooding		
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		

22. To encourage efficient patterns of movement in support of economic growth	+	Seeks to manage traffic through Improved public transport provision, resulting in fewer private car journeys and transferring more freight from road to rail
23. To encourage and accommodate both indigenous and inward investment	+	Improved accessibility will provide scope for further investment/relocation of businesses to the area
Assessment Summary	Reducing the impact of traffic on the environment and giving the community easy access to essential services are key messages emerging from this strategy. Making walking and cycling more feasible could improve the health of the population. No negative aspects have been recorded. However, it is noted that the emphasis is on changing transport habits among local people with little attention to changing business movements.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None needed	

Policy:	SP12 – Climate Change	
Policy summary:	Aims to contribute towards the mitigation of the effects of new development on climate change by minimising the use of natural resources and production of waste, using recycled materials where appropriate, promoting renewable energy schemes, minimising risk of flooding and improving coastal management.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
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		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	++	Aims to minimise impacts on air quality
10. To maintain and where possible improve water quality	++	Aims to minimise impacts on water quality
11. To conserve soil resources and quality	+	Aims to minimise impacts on soil quality
12. To use water and mineral resources efficiently, and re-use and recycle where possible	++	Aims to minimise use of natural resources and utilise recycled materials
13. To reduce waste	++	Aims to reduce waste
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption	++	Aims to minimise greenhouse gas emissions

16. To reduce vulnerability to flooding	++	Aims to minimise the risk of flooding
17. To conserve and enhance biodiversity and geodiversity	+	Aims to improve estuary and coastal management, minimise pollution etc
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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Aims to provide a more sustainable base for economic growth
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		
Assessment Summary	Highly sustainable although the policy wording mentions mitigation to climate change when it does in fact also refer to adaptation.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	Will contribute of the longer term reduction in Co2 emissions.	
Mitigation proposals summary:	None required but the addition of the word adaptation would build on SP1.	

Policy:	SP13 – Nuclear Energy		
Policy summary:	Addresses the local issues in respect of the possibility of additional nuclear power stations at Sizewell.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	-	Potential threat to health in the event of problem or anxiety	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	+	Will address social issues associated with housing construction workers in area	
4. To reduce poverty and social exclusion	++	Considers economic impact and aims to ensure that the benefits are enjoyed by local communities	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Considers economic impact and aims to ensure that the benefits are enjoyed by local communities	
7. To meet the housing requirements of the whole community	++	Considers housing need, both during construction and in the long-term	

8. To improve the quality of where people live and to encourage community participation	+	Considers community impact
9. To maintain and where possible improve air quality	++	Takes into account ecological impacts and aims to consider appropriate road, rail and sea transport and residential amenity
10. To maintain and where possible improve water quality	+	Takes into account ecological impacts
11. To conserve soil resources and quality	-	Likely to use Greenfield land
12. To use water and mineral resources efficiently, and re-use and recycle where possible	+	Aims for sustainable procurement in construction
13. To reduce waste	--	On site storage of nuclear waste
14. To reduce the effects of traffic on the environment	+	Aims to consider rail/sea transport
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding	+	Takes into account coastal erosion
17. To conserve and enhance biodiversity and geodiversity	+	Takes into account ecological impacts
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	+	Takes into account landscape issues
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Considers economic impact and aims to ensure that the benefits are enjoyed by local communities
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Aims to consider rail/sea transport
23. To encourage and accommodate both indigenous and inward investment	+	
Assessment Summary	High level of overall sustainability.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	Long term storage of nuclear waste and radioactivity risk. Short term use of Greenfield land for construction phase.	
Mitigation proposals summary:	None appropriate	

Policy:	SP14 – Biodiversity and Geodiversity		
Policy summary:	Aims to protect and enhance biodiversity and geodiversity through various measures in conjunction with the Suffolk Biodiversity Action Plan and the Suffolk Local Geodiversity Action Plan.		
SA objective:	Impact:	Comments / Mitigation:	

1. To improve the health of the population overall		
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		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Creation of habitat and implementation of BAP will increase tourism/offer employment opportunities
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Protects environmental assets for the enjoyment of local communities and offers healthy volunteering opportunities.
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality	++	Rivers, estuaries and coasts to be protected and enhanced
11. To conserve soil resources and quality	+	Conservation of habitat will benefit soil quality
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	++	Principal aim of the policy
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	++	Policy aims to protect landscapes. Particular types of bio and geo diversity can be linked to landscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Biodiversity site protection may increase tourism, provide jobs
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		

Assessment Summary	Very sustainable policy and offers the local community valuable opportunities for volunteering with associated health impacts.
Secondary, Cumulative or synergistic effects:	Long term benefits for tourism and health of local communities that help maintain or use the green spaces with associated environmental assets.
Short/medium/long term effects:	Long term conservation of sites of national and international importance.
Mitigation proposals summary:	None necessary as no negative impacts forecast.

Policy:	SP15 – Landscape and Townscape		
Policy summary:	Aims to protect and enhance the various landscape character areas within the district either through opportunities linked to development or through other strategies.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	+/0	Protecting and enhancing local landscape and townscape, promoting their distinctiveness could increase tourism, but could prevent some economic development	
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	+	Aims to protect and enhance local landscapes and prevent coalescence	
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	+	May prevent greenfield land being developed	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity	+	Protecting and enhancing landscapes could have positive benefits for biodiversity	
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Seeks to preserve areas of historical importance	

19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Aims to protect and enhance AONB and local landscapes, promote their distinctiveness and prevent coalescence
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+/-	Protecting and enhancing local landscapes and promoting their distinctiveness could increase tourism, but could prevent economic development
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		
Assessment Summary		Seeks to protect important assets that will benefit tourism. May limit the opportunities presented though change, where this be through development or land management i.e. lack of options to enhance or diversify where compatible in order to achieve social or economic objectives.
Secondary, Cumulative or synergistic effects:		Secondary benefits to health accrue from the enjoyment of distinctive landscapes.
Short/medium/long term effects:		Long term impact is to conserve the landscape and townscape assets underpinning tourism and a range of jobs.
Mitigation proposals summary:		Application of policy in conjunction with others, particular in respect of economic and rural regeneration.

Policy:	SP16 – Sport and Play		
Policy summary:	The appropriate provision, protection and enhancement of formal and informal sport and recreation facilities for all sectors of the community will be supported, particularly where shortfalls in local provisions can be addressed and it accords with local requirements.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	++	Aims to provide sport and play space	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	+	Provision of activities could reduce anti-social activities	
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	++	Aims to provide, protect and enhance formal and informal sport and play space	
9. To maintain and where possible improve air quality	+	Local facilities will reduce the need to travel	
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		
14. To reduce the effects of traffic on the environment	+	Local facilities will reduce the need to travel
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Local facilities will reduce the need to travel
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Provision, protection and enhancement of formal and informal facilities is a sustainable policy with focus on health of the population.	
Secondary, Cumulative or synergistic effects:	Provision of sport and play facilities provides volunteering and leadership opportunities	
Short/medium/long term effects:	Long term health benefits to the local population.	
Mitigation proposals summary:	None required	

Policy:	SP17 – Green Space	
Policy summary:	The Council will seek to ensure that communities have well-managed access to green space within settlements and in the countryside and coastal areas, in order to benefit health, community cohesion and greater understanding of the environment, without detriment to wildlife and landscape character	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Aims to provide greater access to green space
2. To maintain and improve levels of education and skills in the population overall	+	Access to sites aims to improve understanding of the environment
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	+	Aims to provide access to benefit community cohesion
5. To improve access to key services for all sectors of the population		

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	++	Aims to provide greater access to green space and may benefit community cohesion. Green infrastructure in strategic housing growth areas a priority.
9. To maintain and where possible improve air quality	+	Green space may help maintain/improve air quality in increasingly populated areas.
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	0/+	Provision of green space ensures soil resources are conserved
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding	+	Provision of green space in strategic housing growth areas ensures permeable surfaces located near new development
17. To conserve and enhance biodiversity and geodiversity	+	Aims to protect wildlife but lacks direction to enhance biodiversity
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	+	Aims to protect landscape character
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	Sustainable policy with no negative effects identified	
Secondary, Cumulative or synergistic effects:	There is potential for a medium to long term negative effect in terms of limiting the amount of land available for housing delivery.	
Short/medium/long term effects:	Long term benefits to the health of local residents and enhancement of biodiversity.	
Mitigation proposals summary:	Clarify that enhancement to biodiversity should be sought where planning and creating new green space	

Policy:	SP18 – Infrastructure	
Policy summary:	The infrastructure required in order to service and deliver new development must be in place or provided in phase with the development. This will entail the provision of funding from local and national government sources as well as the private sector.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Seeks to meet public infrastructure needs, including health facilities
2. To maintain and improve levels of education and skills in the population overall	+	Seeks to meet public infrastructure needs, potentially including schools
3. To reduce crime and anti-social activity	+	Seeks to meet public infrastructure needs, including social facilities
4. To reduce poverty and social exclusion	+	Seeks to meet public infrastructure needs, including social facilities
5. To improve access to key services for all sectors of the population	++	Seeks to meet public infrastructure needs
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Provision of services will provide a range of jobs; also seeks to meet needs of commercial service provision
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Seeks to meet community infrastructure needs
9. To maintain and where possible improve air quality	+	Provision of community facilities will reduce the need to travel
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		
14. To reduce the effects of traffic on the environment	+	Provision of community facilities will reduce the need to travel
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Could help provide local jobs
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Could help provide local jobs

23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	This policy forms an important element of the strategy, especially if objectives are to be met, including those relating to sustainability.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	Assists the development of balanced communities in the longer term.	
Mitigation proposals summary:	None	

The Spatial Strategy

Policy:	SP19 - Settlement Policy	
Policy summary:	The creation of a settlement hierarchy based on sustainability criteria	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Largely focuses development in areas with key services, allowing more walking/cycling
2. To maintain and improve levels of education and skills in the population overall	0/-	No consideration of redistribution of schools following School Organisation Review (Leiston and Saxmundham middle schools to close by September 2012 and primary schools to take two more year groups)
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	++	Limits development in areas without key services and links to neighbouring settlements with services
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	++	Will provide housing where needed and could be responsive to changing circumstances, e.g. new employment development
8. To improve the quality of where people live and to encourage community participation	+	Could allow development appropriate to the size of settlement bringing in new people, potential for additional green space etc, depending on scale
9. To maintain and where possible improve air quality	++	Limiting development in areas without key services will reduce trip creation
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	-	Could result in Greenfield development
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	++	Limiting developing in areas without key services will reduce trip creation
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	-	The Appropriate Assessment (June 2011) suggests the suggested distribution of housing allocations will result in an increase in visitor numbers to European designated sites have could disturb birds protected

		by the designation.
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	+	Development in settlements based on character
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres	+	Development to take place in Major Centres, Towns and Key Service Centres
22. To encourage efficient patterns of movement in support of economic growth	+	Limiting development in areas without key services will reduce trip creation
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Within the hierarchy, settlements are categorised according to sustainability factors including size, level of facilities, and their role in relation to their locality and neighbouring settlements, as well as their physical form. Accordance or not with the hierarchy is the first issue of principle to which any future site allocation or individual development proposal should accord. Acknowledges the potential of the community right to build. It is understood that the apparent allocation of 8% of the housing requirement (640) to Other Villages and countryside is windfall that is actually likely to be spread throughout the District. The assessment shows a high level of sustainability although the cumulative impact with Ipswich Borough's housing provision of recreation demand on the European designated areas is a concern.	
Secondary, Cumulative or synergistic effects:	The cumulative impact of the housing distribution with the housing proposed in Ipswich gives rise to potential recreational impacts on European designated areas that requires mitigation.	
Short/medium/long term effects:	Long term impact of unmanaged recreational use of European designated areas could damage the asset.	
Mitigation proposals summary:	The Appropriate Assessment recommends provision of a country park in the north Ipswich area. The need to reduce demand for visits plus management of popular destinations in SPAs to minimise disturbance to birds will be required.	

Policy:	SP20 – Area East of Ipswich		
Policy summary:	A strategy for the settlements, countryside and employment areas east of Ipswich including planned growth		
SA objective:	Impact:	Comments / Mitigation:	
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	0/-	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. Policy states it will preserve and enhance environmentally sensitive areas, Area Action Plan needs to effectively safeguard the River Deben designated site.
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. Transport and infrastructure provision around strategic employment area noted.
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. Latest version of plan includes reference to preserve and enhance environmentally sensitive areas within the Ipswich Policy Area and surrounding area. This needs to be followed through in the Area Action Plan to preserve the sensitive biodiversity of the estuary. Inclusion of intention to create a Country park at the Foxhall tip is important to mitigating potentially negative impacts of recreational disturbance on birds in the Deben estuary.
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:		

Mitigation proposals summary:	Site specific Appropriate assessment is needed of the proposal to use land immediately abutting Adastral Park. Special attention needs to be given to the protection of the Deben estuary in the Area Action Plan to ensure its environmental quality is not damaged.
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Policy:	SP21 – Felixstowe	
Policy summary:	A strategy for Felixstowe, addressing social and economic issues	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Significant improvement, expansion and retention of sport and leisure facilities; appropriate healthcare facilities provided. Access to green space/countryside may encourage healthier behaviours.
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, improves access to green space/countryside.
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	0/-	Provides allotments etc, but land will inevitably be lost due to development. Constraints posed by nature conservation designations are recognised but new access to green space and countryside proposed could negatively impact biodiversity
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"> • Impact on some local roads could be more diffuse • 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 • 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 • Incremental development is more likely to retain the setting of the town in the countryside, which is an important element of the regeneration strategy <p>The latest version of the plan has added a priority to achieve access to green space and countryside which raises concerns for biodiversity</p>
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:		<ul style="list-style-type: none"> • Adequate structural landscaping of new development given proximity to the AONB • Need to assess potential impact on biodiversity of proposals to increase access to green space and countryside

Policy:	SP22 – Aldeburgh		
Policy summary:	A strategy for Aldeburgh that focuses on local issues and local needs		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall	+	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	++	Aims to retain retail services, particularly health and education	
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Retain role as a tourist centre, keep jobs in this sector	
7. To meet the housing requirements of the whole community	+	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	+	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	0/-	Minimal new housing may increase waste output
14. To reduce the effects of traffic on the environment	0/-	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	0/-	Minimal new housing may increase traffic and therefore increase emissions
16. To reduce vulnerability to flooding	++	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	0/-	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	++	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	0/+	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	+	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		
Assessment Summary	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. The strategy is considered appropriate given that the town has no secondary school.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	SP23 – Framlingham		
Policy summary:	A strategy for Framlingham that maintains its role as a self-sufficient market town and tourist destination		
SA objective:	Impact:	Comments / Mitigation:	
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	
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	++	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	+	Increase scale and range of employment offer
7. To meet the housing requirements of the whole community	+	Some housing development on brownfield land
8. To improve the quality of where people live and to encourage community participation	0	Maintenance of character a priority
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	+	Aims to redevelop brownfield land
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	0/-	Limited development may increase waste
14. To reduce the effects of traffic on the environment	0/-	Limited development may increase traffic
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

Policy:	SP24 – Leiston	
Policy summary:	A strategy for Leiston that strengthens its economic base and achieves new housing, particularly for local need	
SA objective:	Impact:	Comments / Mitigation:
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 to the east 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

Policy:	SP25 – Saxmundham		
Policy summary:	A strategy for Saxmundham that focuses on its role as a retail and service centre, as well as a transport hub.		
SA objective:	Impact:	Comments / Mitigation:	
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	+	Tourism may attract investment
Assessment Summary	Sustainability appraisal is marginally worse following the final wording proposed in June 2010. 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.	

Policy:	SP26 – Woodbridge		
Policy summary:	A strategy for Woodbridge that consolidates its current role and preserves its qualities, whilst achieving modest expansion		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	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	+	Sustainable mix of housing types may include some affordable housing
5. To improve access to key services for all sectors of the population	+	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	++	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	+	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	+	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	--	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	0/-	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	0/-	Largely a strategy of constraint
14. To reduce the effects of traffic on the environment	0/-	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.

Policy:	SP27 – Key and Local Service Centres		
Policy summary:	The strategy for communities outside of the towns and major centres identified as key and local service centres		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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	++	Aims to address issue of rural isolation through better access provision to key service centres, and to affordable housing.	
5. To improve access to key services for all sectors of the population	++	Provision of services in key service centres, linked to rural communities with improved access provision	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Linked employment and housing development at a scale appropriate to settlement	
7. To meet the housing requirements of the whole community	++	Modest growth to occur in larger more sustainable settlements; organic development elsewhere, open market and affordable. Where proven local support exists small allocations may be made	
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		-	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	0/-	Some thinly spread development may increase waste	
14. To reduce the effects of traffic on the environment	0/-	Developments thinly spread across the rural area so major effects unlikely	
15. To reduce emissions of greenhouse gasses from energy consumption	+/-	Developments thinly spread across the rural area so major effects unlikely; better access provision to key areas may reduce private car usage	
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity	0/-	Development in the rural areas may impact on biodiversity	

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	0	Modest growth only in larger more sustainable settlements
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Better access to key service centres may increase prosperity in rural communities
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Improved access provision to key service centres aims to reduce private car usage
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Scores highly on sustainability criteria because of the recognition of social and economic factors, in particular access to services	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Recognition of biodiversity issues in the detailed appraisal of proposals	

Policy:	SP28 – Other Villages	
Policy summary:	A strategy that protects the countryside for its own sake. Development outside the physical limits of those settlements defined as major centres, key service centres or local service centres will only be permitted in exceptional circumstances.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Recognises important role of countryside in quality of life/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		
5. To improve access to key services for all sectors of the population	+	Allows affordable units butting towns, key service centres, local service centres
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Supports the rural economy
7. To meet the housing requirements of the whole community	+	Accepts need for 1 or 2 dwellings for affordable housing in other villages in countryside for agriculture, affordable abutting towns/KSC & LSC
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	+	Development must meet needs of agriculture, forestry and horticulture; re-use existing buildings
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding	+	Development must not conflict with flood risk
17. To conserve and enhance biodiversity and geodiversity	++	Aims to protect the rural environment and restrict development
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Cumulative impact on character of settlement considered
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Aims to restrict development to minimise impact on local character
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Supports needs of agriculture
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		
Assessment Summary	A strongly sustainable strategy that recognises the social, economic and environmental dimensions of the countryside and smaller, less sustainable settlements	
Secondary, Cumulative or synergistic effects:	Cumulative effect of small developments on character of the settlement is included in the policy.	
Short/medium/long term effects:	None relevant	
Mitigation proposals summary:	None required	

Policy:	SP29 – The Countryside		
Policy summary:	New housing not to be permitted in the countryside other than for specified exceptions		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
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		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance 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	+	Development in the countryside is restricted
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	The protection of the countryside for its own sake will benefit biodiversity and help preserve landscape quality	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	SP30 – The Coastal Zone		
Policy summary:			
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community	+	Safeguards current housing stock	
8. To improve the quality of where people live and to encourage community participation	0/+	Lessened risk of flooding should help improve quality of life for coastal households.	
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	+	+ Aims to prevent erosion	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding	++	++ Aims to protect property from erosion	
17. To conserve and enhance biodiversity and geodiversity	+	Supports shoreline management plan	
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	+	Supports shoreline management plan	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area			
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		
Assessment Summary	The strategy refers to the issue of coastal erosion and encourages investment in safeguarding of property. There is implicit recognition of the need to land use planning decisions in the long term to protect or relocate housing features or replacement habitats.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

APPENDIX 3: Development Management Sustainability Appraisal Tables

Policy:	DM1 – Affordable Housing on Exception Sites		
Policy summary:	Permitting affordable housing schemes as exceptions to policy, adjacent to market towns, key service centres and local service centres, or within other villages.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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	++	Aims to benefit those on low incomes	
5. To improve access to key services for all sectors of the population	+	Ensures affordable homes are located near services and facilities	
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community	++	Provides housing for the whole community.	
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality	0/-	Could have negative impact	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	0/-	Will take land for housing	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	0/-	Potentially can generate more waste.	
14. To reduce the effects of traffic on the environment	0/-	May increase traffic, but not significantly.	
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Sustainable building design can mitigate against this SA objective. (DC24)	
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity	0/-	Not mentioned in this policy wording.	
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Scale and character of settlement considered	
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Effect on countryside considered	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	New housing can help support services	
21. To revitalise town centres			
22. To encourage efficient patterns of movement in support of economic growth	+	Proximity to services will contribute to efficient patterns of movement.	

23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Policy does not seek to consider local bio or geodiversity issues or encourage waste minimisation.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM2 – Affordable Housing on Residential Sites	
Policy summary:	In housing developments above certain sizes requiring one in three new units to be affordable ones.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
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	++	Aims to benefit those on low incomes
5. To improve access to key services for all sectors of the population	+	Ensures affordable homes are located near services and facilities
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	++	Provided housing for the whole community.
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	0/-	Could have some negative effects but no different to open market housing
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	0/-	Will take land
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	0/-	Potentially can generate waste but no different to open market housing.
14. To reduce the effects of traffic on the environment	+	Proximity of public transport should reduce the effects of traffic on the environment.
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Sustainable building design can mitigate against this SA objective. (DC24)
16. To reduce vulnerability to flooding		
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Proximity to services will contribute to efficient patterns of movement.
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Proximity to services will contribute to encouragement of efficient patterns of movement.
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Slight negatives are unlikely to be any different to open market housing.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM3 – Housing in the Countryside		
Policy summary:	New housing not to be permitted in the countryside other than for specified exceptions		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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	+	Affordable housing permitted, provision for gypsies and travellers	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Supports agriculture, forestry and rural based enterprises	
7. To meet the housing requirements of the whole community	+	Allows housing for agricultural, forestry and rural based enterprise workers, affordable housing and for gypsies and travellers	
8. To improve the quality of where people live and to encourage community participation	+	Allows residential annexes and replacement dwellings	
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			

12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	+	Aims to restrict development and protect countryside for its own sake
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	+	Does not allow replacement dwellings that are more visually intrusive
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Allows dwellings linked to employment
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Consideration of gypsy and traveller needs now included, improving the overall sustainability and particularly benefiting social inclusion.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM4 – Housing in Clusters in the Countryside		
Policy summary:	Proposals for new dwellings within clusters of houses in the countryside will be permitted subject to specified criteria		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	+	Allows infilling
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	0/-	Development could add to air quality issues.
10. To maintain and where possible improve water quality	0/-	Could be slight negative effect – mitigation achieved by using SUDs to maintain 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	-	More buildings – more waste generated.
14. To reduce the effects of traffic on the environment	-	Potential for more traffic.
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	More traffic – more carbon dioxide. Mitigation – monitoring.
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	0/+	Sensitive locations taken into account
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Character and appearance considered
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Impact on Conservation Areas, AONB & Special Landscape Areas considered.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres	+	Allows infill in town centres
22. To encourage efficient patterns of movement in support of economic growth	+	Allows infill in settlements that have services and jobs.
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Possible negative impacts on water is mitigated by SP33 climate change mitigates air quality and greenhouse emissions.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM5 – Conversions and Houses in Multiple Occupation	
Policy summary:	The criteria against which proposals to convert houses into units of multiple occupation will be considered.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Protects against loss of private amenity space
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity	+	Considers problems from structure-borne noise
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population	-	Does not state converted houses need to be in areas with access to facilities
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	+	Contributes to range of housing available
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	-/+	Will increase traffic by providing parking but considers public transport available
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	-	Increased occupants will increase waste
14. To reduce the effects of traffic on the environment	-/+	Will increase traffic but encourages use of public transport
15. To reduce emissions of greenhouse gasses from energy consumption	-	More residents will increase energy use
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	+	Resists loss of gardens and amenity space
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Protects external character of building
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Protects against impact on area
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Proximity of homes and jobs could encourage efficient movements

23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Needs to make clear that conversions need to be in towns or areas with access to services. Assumed structure-borne noise means resident noise that could disturb others.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Needs to make clear that conversions need to be in towns or areas with access to services	

Policy:	DM6 – Residential Annexes	
Policy summary:	The circumstances in which self-contained annexes to existing dwellings will be permitted, for example for an elderly relative. Such annexes could be in the form of extensions, conversions of out-buildings or new build.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Benefits elderly or disabled dependants & protects against loss of residential amenity
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	+	Encourages inclusion by keeping families together
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	++	Assist provision of specialist housing
8. To improve the quality of where people live and to encourage community participation	+	Benefits elderly and disabled
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		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		

17. To conserve and enhance biodiversity and geodiversity	0/-	May result in loss of gardens
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	No adverse effect on visual amenity allowed
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	No adverse effect on visual amenity or landscape allowed
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	No significant negative impacts.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM7 – Infilling and Backland Development within settlement envelopes		
Policy summary:	The circumstances in which the sub-division of plots, e.g. by building on the garden of a house, will be permitted.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community	+	Additional dwellings will contribute to meeting the housing requirements .	
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality	0/-	Principles of sustainable building design will mitigate any negative effects on air quality.	
10. To maintain and where possible improve water quality	0/-	Principles of sustainable building design will mitigate any negative effects on 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	-	More buildings – more waste.
14. To reduce the effects of traffic on the environment	-	Potentially more cars
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Could be mitigated by using principles of sustainable building design.
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	0/-	Loss of gardens
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	+	Protects character of surroundings
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Seeks efficient use of land that does not prejudice development of adjacent land
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	+	Seeks efficient use of land that does not prejudice development of adjacent land
Assessment Summary	Principles of sustainable building design will mitigate any negative effects	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM8 – Extensions to Residential Curtilages		
Policy summary:			
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	0/+	Increases individual satisfaction for where they live
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		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	+	Protects hedgerows/requires replacement
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	+	Does not allow visual intrusion into countryside
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	No major sustainability issues	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM9 – Gypsies, Travellers and Travelling Showpersons	
Policy summary:	The criteria against which proposals for sites and pitches will be assessed, including personal as well as site criteria.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Health needs of gypsies and travellers considered.
2. To maintain and improve levels of education and skills in the population overall	+	Considers needs of children's education
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	+	Encourages sites to be well related to existing urban areas.
5. To improve access to key services for all sectors of the population	+	Encourages sites to be well related to existing urban areas.
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	+	Recognises needs of gypsies, travellers and showpeople
8. To improve the quality of where people live and to encourage community participation	+/-	Positive for gypsies but may be negative for existing residents
9. To maintain and where possible improve air quality	0/-	Slightly negative due to the additional traffic.
10. To maintain and where possible improve water quality	+	Considers need for mains water and sewage
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	-	Can generate more waste.
14. To reduce the effects of traffic on the environment	-	Generate more traffic.
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	More traffic & energy use cause more carbon dioxide emissions.
16. To reduce vulnerability to flooding	+	Sites must not be vulnerable to flooding
17. To conserve and enhance biodiversity and geodiversity	+	Considered within and adjacent to site
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/-	Visual impact considered but not archaeological assets.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Visual impact considered
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	Waste minimisation is not considered but could be achieved through provision of waste disposal facilities in particular encouraging recycling.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	No mitigation proposed.(Check handling of archaeological assets later)	

Policy:	DM10 – Protection of Employment Sites	
Policy summary:	Presumption in favour of retaining land/buildings in employment use unless it can be clearly demonstrated that there is.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity	+	Reuse of redundant sites can reduce vandalism
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population	+	Change to residential use has to be on site within physical limits boundary
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Seeks to retain employment sites
7. To meet the housing requirements of the whole community	+	Can allow change to residential
8. To improve the quality of where people live and to encourage community participation	+	Redevelopment can improve quality of place
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		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	?/-	Impact will depend on previous use but not specifically considered

18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Industrial archaeology or historic buildings not considered
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Impact not considered
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Seeks to retain employment uses
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Planning benefit of change considered
23. To encourage and accommodate both indigenous and inward investment	+	Retention of sites makes land available for business
Assessment Summary	Replacement activity on site means likely to be little change to traffic, waste etc	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM11 – Warehousing and Storage		
Policy summary:	Guidance on suitable locations for warehouses, storage compounds, open storage.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality	0/-	Increased HGV traffic, pollution	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	-	Greenfield land may be utilised.	

12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	0/-	Increased traffic, including HGVs, to warehouse, but locations must be well related to primary road network
15. To reduce emissions of greenhouse gasses from energy consumption	-	Increased traffic can cause more carbon dioxide.
16. To reduce vulnerability to flooding	-	Increased impermeable surface increases runoff.
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Encourages economic growth, particularly recognising needs related to agriculture, resulting in more employment opportunities.
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	More local warehousing may aid efficient distribution of goods
23. To encourage and accommodate both indigenous and inward investment	+	Encourages economic growth, more employment opportunities.
Assessment Summary	Negative impacts on SA Objectives 9, 14 and 15 are triggered by the increase in HGV traffic associated with warehousing and storage depots. Priority needs to be given to the reuse of brownfield land before Greenfield (mitigated by Core Strategy policy 1). Mitigation to reduce vulnerability to flooding is to require sustainable drainage systems are installed (covered by Core Strategy Policy 1 and DM25)	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	No additional mitigation required.	

Policy:	DM12 – Expansion and Intensification of Employment Sites	
Policy summary:	Considerations to apply in the case of proposals to expand or intensify existing employment uses. Reference to mitigation measures designed to reduce vehicle movements.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
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		
5. To improve access to key services for all sectors of the population	+	Considers provision of services

6. To offer everybody the opportunity for rewarding and satisfying employment	++	Potential to create more job opportunities.
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	++	Considers impact on residential amenity & living conditions
9. To maintain and where possible improve air quality	+	Considers living conditions
10. To maintain and where possible improve water quality	0/-	Usage of SUDs will be a mitigation measure.
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		
14. To reduce the effects of traffic on the environment	+	Considers transport and traffic mitigation measures
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Negative as a result of increased traffic.
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	+	Conservation of the environment considered
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/-	Not clearly addressed in this policy.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Conservation of the environment considered
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Encourages additional employment
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Considers traffic impacts
23. To encourage and accommodate both indigenous and inward investment	+	Employment sites will attract investment.
Assessment Summary		Conservation of the environment is a generic term and not clear what it might cover but probably not conservation of historic interest.
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:		Covered by SP13 Landscape and townscape

Policy:	DM13 – Conversion and re-use of Redundant Buildings in the Countryside	
Policy summary:	The criteria against which re-use and conversions will be considered including to a residential use.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
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		
5. To improve access to key services for all sectors of the population	+	Allows reuse of buildings for local services
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Buildings turned to employment use, local employees encouraged
7. To meet the housing requirements of the whole community	++	Allows conversions to residential use
8. To improve the quality of where people live and to encourage community participation	0	Policy protects against negative effects of traffic on local residents but could be a cumulative effect if several developments.
9. To maintain and where possible improve air quality	0	As above
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	-	Increased development will produce more waste
14. To reduce the effects of traffic on the environment	-	Traffic will increase
15. To reduce emissions of greenhouse gasses from energy consumption	-	Traffic will increase
16. To reduce vulnerability to flooding	-/0	Could allow reuse of buildings in flood risks zones.
17. To conserve and enhance biodiversity and geodiversity	+	Survey work required for legally protected species & their habitats
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Allows reuse of buildings and alterations that respects traditional design.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Contribution to/maintenance of character to local area required by policy
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Some buildings may be converted to employment use in the countryside
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	+	Conversion for employment use may attract investment
Assessment Summary	Reuse of buildings will result in waste being produced. Waste minimisation and recycling needs to be required. (covered bySP1). Traffic will increase as a result of reuse of buildings however the policy seeks to ensure that it is at a level that can be accommodated by the road network and it will consider the cumulative effect if further proposals come forward. No mitigation required. Application of DC 33 Flood risk will ensure that permission is not given to developments in areas at high risk from flooding.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM14 – Farm Diversification		
Policy summary:	Criteria against which proposals relating to farm diversification will be assessed.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	++	New opportunities for employment.	
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality	0/-	Potentially could create more traffic, but addressed in detail in the policy and monitoring should be suggested as mitigation measure.	
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	-	New activities create waste	
14. To reduce the effects of traffic on the environment	+	Impact on road network & access to PRN considered	
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Can have additional lorry movements – increased carbon dioxide emissions.	
16. To reduce vulnerability to flooding			

17. To conserve and enhance biodiversity and geodiversity	-	Could have negative effects. Not clearly reflected in this policy. Mitigation – Surveys.
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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Creates additional employment.
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Impact on road network & access to PRN considered
23. To encourage and accommodate both indigenous and inward investment	+	Attracts investment.
Assessment Summary	Farms could be used as composting facilities and help reduce waste. Biodiversity not considered see SP12 for mitigation	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Mitigated by SP12 Biodiversity and geodiversity	

Policy:	DM15 – Agricultural Buildings and Structures	
Policy summary:	Proposals for large agricultural buildings including structures for livestock and bulk storage will only be permitted where stated criteria are met.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
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		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Potential for employment.
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	0/-	Can potentially increase traffic.
10. To maintain and where possible improve water quality	+	Disposal of effluent considered

11. To conserve soil resources and quality	-	Could take greenfield land
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Will increase waste
14. To reduce the effects of traffic on the environment	+	Considers road network and free flow of traffic
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Could have some additional carbon dioxide emissions due to traffic.
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	-	Considers AONB and SLA but not biodiversity.
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	++	Considers AONB and SLA
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Allows expansion of agricultural activities
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Considers traffic generation & seeks to maximise location in relation to road network
23. To encourage and accommodate both indigenous and inward investment	+	Will attract investment.
Assessment Summary	Lack of consideration of biodiversity and geodiversity mitigated by SP 31 in part. Waste and Greenfield take not considered.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Mitigation is through applications of other policies.	

Policy:	DM16 – Farm Shops		
Policy summary:	Positive policy supporting farm shops subject to certain criteria including origin and range of goods sold.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			

5. To improve access to key services for all sectors of the population	+	Recognises farm shops may provide facility not otherwise available to community
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Encourages local employment opportunities by requiring non-food produce to be locally made.
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Facilitates purchase of local produce
9. To maintain and where possible improve air quality	0	Volume of traffic considered
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	-	May increase waste
14. To reduce the effects of traffic on the environment	0/+	Volume of traffic considered and encourages local employment, increasing possibilities of reduced home work - trips.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Volume of traffic considered
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Should retain character of farm buildings converted to shop
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Impact on surrounding area considered & must avoid open countryside
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Opportunities for new employment.
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Retail not related to farm will be directed to higher order settlement
23. To encourage and accommodate both indigenous and inward investment	+	Likely to attract investment.
Assessment Summary	A largely sustainable policy considering traffic issues and local character, though waste not considered.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM17 – Touring Caravan, Camper vans and Camping Sites	
Policy summary:	Restrictions on where touring caravan and camping sites will not be permitted, particularly in respect of designated areas.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
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		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	0/-	Could have some minor negative effects on local residents.
9. To maintain and where possible improve air quality	0	Free flow of traffic considered
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	0/+	Policy requires siting where mains water available
13. To reduce waste	0/-	Can increase waste but policy requires siting where waste services and mains water available.
14. To reduce the effects of traffic on the environment	0	New/bigger sites will increase traffic but highway safety & free flow considered
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Traffic will cause some additional carbon emissions.
16. To reduce vulnerability to flooding	-	No consideration given
17. To conserve and enhance biodiversity and geodiversity	+	Protection of adjacent wildlife sites considered
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	++	Not permitted in Heritage Coast, estuaries, exposed AONB or anywhere where adverse impact on landscape
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Will encourage tourists that will support local businesses
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		
Assessment Summary	Scale of development should be adequately controlled so the impact on communities would be low.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	SP 12 Coastal zone and DC33 Flood risk in part mitigate for vulnerability to flooding.	

Policy:	DM18 – Static Holiday Caravans, Cabins and Chalets		
Policy summary:	The locations where such sites will be permitted and the criteria for their assessment.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	0/-	Could have some minor negative effects on local residents.	
9. To maintain and where possible improve air quality	0	Free flow of traffic considered	
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	-	Can increase waste.	
14. To reduce the effects of traffic on the environment	0	New/bigger sites will increase traffic but highway safety & free flow considered	
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Traffic will cause some additional carbon emissions.	
16. To reduce vulnerability to flooding	-	No consideration given	
17. To conserve and enhance biodiversity and geodiversity	-	No consideration given	

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	++	Not permitted in Heritage Coast, estuaries, exposed AONB or anywhere where adverse impact on landscape
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Will encourage tourists that will support local businesses
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		
Assessment Summary	Waste not considered. SP12 & DM27 provides some protection to bio and geo diversity. SP 30 Coastal zone and DM28 Flood risk in part mitigate for vulnerability to flooding.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM19 – Parking Standards		
Policy summary:	Reference to standards contained within supplementary planning guidance and exceptions such as town centres.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Encourages investment in cycling and walking measures instead of parking.	
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			
5. To improve access to key services for all sectors of the population	+	Encourages investment in cycling, walking, public transport and public car parking, increasing choice of access.	
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	+	Increasing choice of access could improve satisfaction with local area	
9. To maintain and where possible improve air quality	-	Parking provision will encourage private car usage	
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		
14. To reduce the effects of traffic on the environment	-	Parking provision will encourage private car usage
15. To reduce emissions of greenhouse gasses from energy consumption	-	Parking provision will encourage private car usage; and therefore energy consumption and emissions
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	-/0	Minor impacts from land take
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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres	+/0	Planned provision of parking and other forms of access will help bring people into town centres
22. To encourage efficient patterns of movement in support of economic growth	+	Planned provision of parking and other forms of access will contribute to efficient movement patterns.
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Negative effects of increased traffic flows will be considered when looking at the suitability of the development for its proposed location.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM20 – Travel Plans		
Policy summary:	Need for green travel plans as part of proposals with significant traffic generation.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Encourages cycling and walking	
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	+	Improves facilities for cycling and walking	
5. To improve access to key services for all sectors of the population	+	Links to public transport are mentioned in the policy.	

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Encourages investment in sustainable transport
9. To maintain and where possible improve air quality	++	Seeks to reduce traffic
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		
14. To reduce the effects of traffic on the environment	++	Decrease the amount of traffic.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Decreased traffic will reduce the carbon release.
16. To reduce vulnerability to flooding		
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Encourages range of modes of transport and links between them.
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	No significant negative impacts	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM21 – Design: Aesthetics	
Policy summary:	Poor design and layout and proposals which seriously detract from the character of the area will not be permitted. Supports Conservation of energy and has regard to SPDs.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
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		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	++	Encourages good design & fit with surroundings
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		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption	++	Encourages conservation of energy and use of alternative sources of energy
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	++	Layouts should protect ecological value & enhance habitat creation
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Alterations & extensions should respect period & Architectural characteristics
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Layouts should incorporate existing site features of landscape
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres	+	Where no varied townscape quality of design should create new point of interest
22. To encourage efficient patterns of movement in support of economic growth		

23. To encourage and accommodate both indigenous and inward investment	+	Good design can encourage investment
Assessment Summary	A very sustainable policy, particularly with regard to conserving local character.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM22 – Design: Function	
Policy summary:	Proposals should make provision for their functional requirements. Support water conservation measures.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0/+	Requires provision of cycling and footways for walking
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity	++	Need for crime prevention, secure design, surveillance, lighting & visibility recognised
4. To reduce poverty and social exclusion	+	Requires safe & convenient access for people with disabilities
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Seeks to ensure good design for access, parking, emergency vehicles, waste collection & crime prevention
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality	++	Strongly encourages permeable soakaways
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible	++	Strongly encourages water conservation measures such as grey water & efficiency devices
13. To reduce waste		
14. To reduce the effects of traffic on the environment	+	Makes provision for public transport, cars, cyclists & parking
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding	+	Encourages permeable soakaways
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	A wholly sustainable policy, particularly in terms of health, safety, accessibility and water conservation.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM23 – Residential Amenity		
Policy summary:	Development that causes an unacceptable loss of residential amenity will be refused.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	+	Needs of safety & security considered	
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	+	Allows no loss of amenity (eg privacy, daylight) and will not allow location in an area subject to noise issues.	
9. To maintain and where possible improve air quality	+	No loss of air quality accepted	
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		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	No mitigation needed.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM24 – Sustainable Construction		
Policy summary:	Large scale development should provide at least 10% of their energy requirements from on-site renewable energy generation. An energy statement should accompany planning applications.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			

7. To meet the housing requirements of the whole community	0/-	May discourage developers
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	+	Renewable or low-carbon energy generation required
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	++	Water and minerals must be used appropriately and efficiently. Water conservation measures must be demonstrated
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption	+	Design must maximise energy efficiency and energy conservation to reduce overall energy demand and requires renewable or low carbon in some cases .
16. To reduce vulnerability to flooding	+	Size of impermeable areas to be minimised. Possibility for different solutions in areas of particular flood risk noted.
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	A more sustainable policy, many changes from that previously assessed.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM25 – Art
Policy summary:	Encourage the provision of publicly accepted art on large developments.
SA objective:	Impact: Comments / Mitigation:
1. To improve the health of the population overall	

2. To maintain and improve levels of education and skills in the population overall	0/+	Encourages an outlet for art using local skills
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		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Promotes public involvement in public art to achieve a sense of place and identity. Also ensures maintenance.
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		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	Art can help celebrate and articulate local traditions and personalities
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0/+	Art can help celebrate and articulate local traditions and personalities
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	No significant negative impacts.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	Long term upkeep of art secured.	
Mitigation proposals summary:	None	

Policy:	DM26 – Lighting		
Policy summary:	Minimise light pollution		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Ensures no glare or light spillage onto highways which could dazzle, distract or disorientate road users.	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	+	Permitted for security reasons	
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	+/-	Community benefit but may be negative impact on individual householders.	
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			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption	-	Allowing lighting increases energy use. However aims for minimum needed.	
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity	-	Lighting could effect some species but policy only concerned with areas of nature conservation importance.	
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+/-	Lighting historic buildings could enhance quality of place, on other buildings could have negative impact.	
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Could enhance quality of place and policy wording ensures protection of landscape	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area			
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			

Assessment Summary	Policy wording now encourages the minimum amount of lighting and has regard to nature conservation and landscape impact.
Secondary, Cumulative or synergistic effects:	
Short/medium/long term effects:	
Mitigation proposals summary:	None

Policy:	DM27 – Biodiversity and Geodiversity	
Policy summary:	New development considers the impact on biodiversity and geodiversity with regard to designations, enhance corridors and protection of sites and species.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0/+	Public access to green space improved, thereby encouraging exercise
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		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Increases land managed for ecological interest & aims to increase public access to sites.
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality	0/+	Areas of designated sites allow filtration to water table.
11. To conserve soil resources and quality	+	Protection of designated sites conserves soil resources
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	++	Protects biodiversity and geodiversity & enhances by improved site management. Seeks opportunities to create and enhance wildlife corridors and networks

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	+	Retention of habitats, corridors & networks will assist landscape conservation. Improved site management.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0/+	Protecting biodiversity sites may increase tourism
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		
Assessment Summary	A sustainable policy with regard to biodiversity and geodiversity, the wording of which has been strengthened in the final version of the plan. However, increased public access to sites could have impact on biodiversity.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	Long term impact of increased public access could have detrimental effect on biodiversity	
Mitigation proposals summary:	Increased public access proposals need to be assessed for the impact on biodiversity	

Policy:	DM28 – Flood Risk		
Policy summary:	Development should be directed to areas of low flood risk. Otherwise development should proceed in accordance with government guidance in PPS25.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	0/-	Could have negative effect on health of the population.	
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			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community	0/+	Allows development in the flood zones if satisfies sequential test	
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		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding	++	Restricts development in flood zones unless satisfies sequential test
17. To conserve and enhance 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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	Other than first sentence & last paragraph policy focuses on housing.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM29 – Telecommunications		
Policy summary:	Installations will only be approved where their visual impact is minimised.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
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			
5. To improve access to key services for all sectors of the population			

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Controls site selection of telecommunication equipment
9. To maintain and where possible improve air quality	+	Availability of telecommunication equipment can reduce the need for travel
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	++	Seeks restoration of land to former condition if use discontinued
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	+	Availability of telecommunication equipment can reduce the need for travel
15. To reduce emissions of greenhouse gasses from energy consumption	+	Availability of telecommunication equipment can reduce the need for travel
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	-	Could impact habitats & species
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Not permitted unless meet essential need & no suitable alternative
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Not permitted unless meet essential need & no suitable alternative
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Could facilitate business growth
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Use of telecommunications can reduce need to travel, commute etc
23. To encourage and accommodate both indigenous and inward investment	+	Availability of telecommunications could encourage investment
Assessment Summary	Largely sustainable policy with the only negative mitigated by DM27 Biodiversity and geodiversity	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM30 – Key Facilities
Policy summary:	Retain key facilities unless use is not and cannot be financially viable and the local community

	has not come forward with a realistic proposal for the business.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Seeks to protect sports facilities
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		
5. To improve access to key services for all sectors of the population	++	Seeks to retain key facilities
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	++	Seeks to retain key facilities within community and gives community opportunity to run
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		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Seeks to retain facilities in existing locations
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Seeks to retain facilities in existing locations
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		

Assessment Summary	No negative effects identified.
Secondary, Cumulative or synergistic effects:	
Short/medium/long term effects:	
Mitigation proposals summary:	None

Policy:	DM31 – Public Buildings		
Policy summary:	Aim to retain public buildings such as schools, churches and halls as community buildings and resist commercial or residential uses.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	0/+	Likely to keep community centres and recreation activity centres providing social activities	
4. To reduce poverty and social exclusion	0/+	Likely to keep community centres and recreation activity centres providing local meeting places	
5. To improve access to key services for all sectors of the population	0	Likely to keep community centres and recreation activity not improve	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Retains jobs related to such facilities	
7. To meet the housing requirements of the whole community	0/-	Restricts change to residential	
8. To improve the quality of where people live and to encourage community participation	0	Seeks to maintain services	
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			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity			
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Seeks to retain existing uses	

19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Seeks to retain existing uses
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	No major negative effects	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM32 – Sport and Play	
Policy summary:	New sport and play facilities to be considered in relation to the character of location, scale of settlement, impact on landscape, townscape, access, amenity etc. Loss of sports and play facilities considered in context. May require provision elsewhere to meet shortfall.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	Recreation facilities would improve the health of the population overall.
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		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Will provide employment opportunities.
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	++	Facilities may become a valued neighbourhood/community possession.
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		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		

13. To reduce waste	-	Development will produce waste
14. To reduce the effects of traffic on the environment	-/0	Traffic could increase locally, although access provision is considered by the policy
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	-	Access provision and playing fields will impact upon biodiversity/geodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Considers character of the location
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Considers impact on townscape and landscape
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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	0/+	May attract investment
Assessment Summary	Waste minimisation required under SP15 climate change. Reference to impact and management of local biodiversity assets should be added to the policy. This would help ensure that the duty to enhance biodiversity is respected.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Mitigated by DM27 Biodiversity and geodiversity	

Policy:	DM33 – Allotments	
Policy summary:	Protection of existing allotments and provision of new sites to meet demand.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	Provision of allotments provides exercise for owners & encourages growth of fruit & veg.
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		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		

8. To improve the quality of where people live and to encourage community participation	+	Allows those with no garden to have space to grow things
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		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	0/+	Might add to biodiversity
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		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
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		
Assessment Summary	No negative impacts identified.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Appendix 4: Quality Assurance Checklist

The checklist below is intended to help test whether the requirements of the Strategic Environmental Assessment (SEA) Directive are met, and show how effectively the Sustainability Appraisal has integrated environmental considerations into the plan-making process. It covers both the technical elements of the SEA and the procedural steps of the SEA process under the Directive.

Quality Assurance checklist	Located in
<p>Objectives and context</p> <ul style="list-style-type: none"> • The plan's or programme's purpose and objectives are made clear. • Environmental issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets. • SEA objectives, where used, are clearly set out and linked to indicators and targets where appropriate. • Links with other related plans, programmes and policies are identified and explained. • Conflicts that exist between SEA objectives, between SEA and plan objectives and between SEA objectives and other plan objectives are identified and described. 	<p>Table 5.2 Section 6.1, 6.3 & 7.1, 7.3 Scoping report & Section 5.1</p> <p>Section 5.2 Appendix 1 Section,5.1 Appendix 3 of Oct 08 SA Section 5.3</p>
<p>Scoping</p> <ul style="list-style-type: none"> • Consultation Bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report. • The assessment focuses on significant issues. • Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. • Reasons are given for eliminating issues from further consideration. 	<p>Section 3.4 Updated in Table 4.3</p> <p>Section 4.4</p> <p>Section 4.4</p>
<p>Alternatives</p> <ul style="list-style-type: none"> • Realistic alternatives are considered for key issues, and the reasons for choosing them are documented. • Alternatives include 'do minimum' and/or 'business as usual' scenarios wherever relevant. • The environmental effects (both adverse and beneficial) of each alternative are identified and compared. • Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained. • Reasons are given for selection or elimination of alternatives. 	<p>Section 6.3 & 7.3</p> <p>Section 6.3 & 7.3 Appendices 2 & 3 Appendices 2 & 3</p> <p>Section 6.4 & 7.4</p> <p>Appendix 5</p>
<p>Baseline information</p> <ul style="list-style-type: none"> • Relevant aspects of the current state of the environment and their likely evolution without the plan or programme are described. • Environmental characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan. • Difficulties such as deficiencies in information or methods are explained. 	<p>Section 4.2, 4.3</p> <p>Section 4.1</p> <p>Section 4.4</p>
<p>Prediction and evaluation of likely significant environmental effects</p> <ul style="list-style-type: none"> • Effects identified include the types listed in the Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant; other likely environmental effects are also covered, as appropriate. • Both positive and negative effects are considered, and the duration of 	<p>Section 6.4 & 7.4, Appendices 2 & 3</p> <p>Appendices 2 & 3</p>

<p>effects (short, medium or long-term) is addressed.</p> <ul style="list-style-type: none"> • Likely secondary, cumulative and synergistic effects are identified where practicable. • Inter-relationships between effects are considered where practicable. • The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds. • Methods used to evaluate the effects are described. 	<p>Appendices 2 & 3</p> <p>Section 6.4 & 7.4 Appendices 2 & 3 Section 6.4 & 7.4</p> <p>Section 6.4 & 7.4</p>
<p>Mitigation measures</p> <ul style="list-style-type: none"> • Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan or programme are indicated. • Issues to be taken into account in project consents are identified. 	<p>Section 6.6 & 7.6</p> <p>Section 6.6 & 7.6</p>
<p>The Environmental Report</p> <ul style="list-style-type: none"> • Is clear and concise in its layout and presentation. • Uses simple, clear language and avoids or explains technical terms. • Uses maps and other illustrations where appropriate. • Explains the methodology used. • Explains who was consulted and what methods of consultation were used. • Identifies sources of information, including expert judgement and matters of opinion. • Contains a non-technical summary covering the overall approach to the SEA, the objectives of the plan, the main options considered, and any changes to the plan resulting from the SEA. 	<p>Contents page Throughout & Glossary 14 included Section 3.1 Section 3.4</p> <p>Section 4.1</p> <p>Section 1</p>
<p>Consultation</p> <ul style="list-style-type: none"> • The SEA is consulted on as an integral part of the plan-making process. • Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and Environmental Report. 	<p>Section 3.4 Section 3.4</p>
<p>Decision-making and information on the decision</p> <ul style="list-style-type: none"> • The environmental report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme. • An explanation is given of how they have been taken into account. • Reasons are given for choosing the plan or programme as adopted, in the light of other reasonable alternatives considered. 	<p>Section 3.4 & Appendix 5 Appendix 5 Appendix 5</p>
<p>Monitoring measures</p> <ul style="list-style-type: none"> • Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA. • Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA. • Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.) • Proposals are made for action in response to significant adverse effects. 	<p>All covered in Sections 6.10 and 7.10</p>

Appendix 5: Iterations of policies under the Core Strategy

This document was produced by Suffolk Coastal District Council to summarise the evolution of core strategy and Development Management policies over the period of plan preparation. Comments about the specific role of SA have been added where the SA specifically assisted the development of the policy for the purposes of this appendix. Over the last few years the SA work has sought to update the previous version of preferred policies, seeking each time to make them more sustainable, often influencing small wording amendments, too numerous to detail.

- 1.01 This guide is intended to help demonstrate a summary of the decision making for the Core Strategy policies development and alternative options. Due to the iterative process and various redrafts and renumbering of policies, it is impractical to itemise the history of each policy individually. Instead, this section sets out the key options and decision making relevant to each topic/theme.
- 1.02 To view the specific development of each policy, reference should be made to each iteration of the Core Strategy document, the accompanying Sustainability Appraisal documents and the relevant Council committee reports from 2006 to present. The original Core Strategy policy options and accompanying Sustainability Appraisal of each identified option were published in December 2008. The Council has updated the SA assessment at each significant milestone in the Core Strategy production process, so that the potential impacts of policy revisions could be considered in decision making and in public consultation.

Sustainable Development

Current policy numbers – SP1

- 1.03 The alternative approach to this was to simply repeat or adopt national / regional policies in relation to sustainable development. The preferred approach was to give further thought to local issues within the district and also include these. The policy is broadly similar to that as it was at the early drafting stage. However points in the preferred policy were strengthened regarding reducing poverty and social exclusion, opportunities for employment and bio/geodiversity as a result of the SA comparison with the RSS version at the Preferred options stage. One further change made in November 2010 that added “the best of areas” to 9j) was withdrawn in June 2011 as a result of the concerns raised in the November 2010 update SA.

Overall Housing Requirement

Current policy numbers – SP2

- 1.04 The considered options for identifying the overall district housing requirement were as follows:

Options considered – District housing requirement

Decision	Option policy / approach	Comments
Preferred Option	A housing requirement rate as established by the Regional Spatial Strategy (RSS)	Selected as the preferred option as it was fully consistent with the RSS and the evidence base to support it.

Decision	Option policy / approach	Comments
Dismissed	An increase in the Ipswich Policy Area houses above that identified in the RSS, and a subsequent reduction in housing allocations in the rest of the district	This would reduce the opportunity for new allocations elsewhere in the district and fail to address affordable housing and local circumstances eg. regeneration.
Dismissed	An increase in the assumptions of 'windfall' sites potential and a subsequent reduction in the new allocations required for the district	An over-reliance on windfall sites is an uncertain strategy and contrary to national planning policy. The Council must positively identify new allocations to meet local housing needs.

1.05 It was concluded that the preferred option to meet RSS identified housing rates would require 7,710 new homes between 2008 – 2025.

1.06 An update of the housing requirements in the Core Strategy – Interim Planning Policy document resulted in a minor change to the overall housing numbers so that from 2009 – 2026 the requirement would be 7,660 homes.

1.07 The Reviewed Core Strategy housing requirement was based on a 'bottom up' approach. This included looking at specific local data on social and economic trends and comparing this with considerations on environmental capacity. The result was a further update to the overall housing numbers and meant an overall housing requirement of 7,590 homes from 2010 – 2027.

Housing Distribution

Current policy numbers – SP3

1.08 The considered options for establishing the housing distribution were as follows:

Options considered – housing distribution

Decision	Option policy / approach	Comments
Preferred Option	Development to be concentrated at the major centres of Ipswich Policy Area and Felixstowe, with a remaining number of houses spread over the market towns and larger villages	Selected as the preferred option as it was consistent with growth in sustainable locations and also provided opportunities for appropriate growth in smaller rural communities.
Dismissed	Development to be only concentrated in the major centres and shared equally between Ipswich Policy Area and Felixstowe	This would reduce the opportunity for new allocations elsewhere in the district and would fail to address affordable housing and local circumstances eg. regeneration.

1.09 It was concluded that the indicative distribution of new allocated housing across the district would consist of:

- Ipswich Policy Area – 1,050
- Felixstowe Peninsula – 1,660
- Market Towns – 600
- Key and Local Service Centres - 200

- 1.10 A review of the housing approach prior to the Core Strategy – Interim Planning Policy document, resulted in changes to the proposed new allocations across the district. This was primarily driven by a number of factors. In the Ipswich Policy Area there was a need to provide proper infrastructure improvements, coupled with socio-economic factors and a ‘critical mass’ to ensure a sustainable community. At Felixstowe, there was recognition of a lag in economic growth, but the housing proposals would still ensure a significant contribution to addressing local regeneration needs. More generally, there was also a more practical assumption of ‘windfall’ development, and a stronger objective to ensure that rural areas are able to benefit from appropriate growth.
- 1.11 The basic principles of sustainable development, locating proposed housing close to proposed jobs and ensuring deliverable infrastructure remained. This resulted in a new distribution of proposed new housing allocations which maximised benefits to existing and future residents:
- Ipswich Policy Area – 2,000
 - Felixstowe Peninsula – 1,000
 - Market Towns – 950
 - Key & Local Service Centres - 490
- 1.12 Following the announcement by the Coalition Government to abolish the RSS and subsequent statutory housing requirements, the Council was minded to undertake a review of the local housing requirements. The Government also revised the definition on previously development land. The Council accordingly updated the Local Development Framework Evidence Base. The requirement for new housing allocations was also amended to account for a significant change in previously developed land available and to provide certainty of proposed development in Felixstowe. The reviewed distribution of new housing allocations was as below:
- Eastern Ipswich Plan Area – 2,100
 - Felixstowe Peninsula – 1,440
 - Market Towns – 940
 - Key & Local Service Centres – 780

At each evolution of the policy, SA was undertaken and the preferred policy has become more sustainable overtime and possible negative implications such as pressure on the environment, waste and traffic generation mitigated by other policies.

Strategic Housing Areas:

Current policy numbers – SP20, SP21

- 1.13 The Council considered broad options for strategic housing areas in Ipswich Policy Area and Felixstowe. Strategic site appraisal was completed on all sites however a broad range of factors needed to be taken into consideration and the decisions by the Council were as follows. In the Ipswich Policy Area, the options were:

Options considered – Ipswich Policy Area, strategic housing areas

Decision	Option policy / approach	Comments
Preferred Option	Area 4 - South of Old Martlesham / East of A12	Whilst there are recognised environmental sensitivities, this location had significant

Decision	Option policy / approach	Comments
		advantages of close proximity to key infrastructure facilities (road, schools, shops etc) and a strategic employment site.
Dismissed	Area 1 - Ipswich boundary Westerfield to Rushmere St Andrew (village)	Recognised as good transport links into Ipswich, however access roads were minor and likely to cause localised traffic bottlenecks.
Dismissed	Area 2 - North of A1214, Woodbridge Road	Good links to transport services and network. However, development north of the A1214 would significantly alter the character of the area and there is a lack of existing facilities.
Dismissed	Area 3 - South of Kesgrave & Martlesham Heath	The close proximity of Foxhall Stadium to this area would likely cause significant noise issues on part of the site and would not be a good neighbour. In addition, the only access would be Foxhall Road, which would likely suffer significant traffic problems.
Dismissed	Area 5 - North west of A14	Realistically, there is only land available for a limited amount of housing. The location does not have a substantial community centre and facilities, and the Suffolk Showground (Trinity Park) would detach any new strategic housing growth from the existing built up areas. To relocate the Showground would be practically difficult.

In the Felixstowe area, the strategic housing area options were:

Options considered – Felixstowe Peninsula, strategic housing areas

Decision	Option policy / approach	Comments
Preferred Option	Dispersal of housing sites across the wider Felixstowe area and where possible, avoiding the best and most versatile agricultural land.	This option was identified as the preferred option, following extensive debate, as it was considered to have the best overall community benefit by providing general housing growth across the wider Felixstowe area (including the Trimley villages) and spreading the potential adverse impacts. However, it was noted that infrastructure provision may be

Decision	Option policy / approach	Comments
		more difficult.
Dismissed	Area 1 - North East of A14	The area benefits from good road transport links, however, there is a potential negative impact upon the AONB as well as potential isolation due to a lack of existing community facilities to the north of Felixstowe.
Dismissed	Area 2 - Land between Trimley villages, north of railway line and south of A14	Strategic scale housing development in this area has the potential negative impact on the character of the Trimley villages and upon nearby AONB and SSSI sites. Likely to generate local road congestion.
Dismissed	Area 3 - South of Dockspur Roundabout between Walton and Trimley St Mary	Risk of coalescence between Trimley villages and Felixstowe [including Walton] as well as loss of prime agricultural land
Dismissed	Area 4 - North of Candlett Road	The area benefits from good road transport links, however, there is a potential negative impact upon the AONB and prime agricultural land as well as potential isolation due to a lack of existing community facilities to the north of Felixstowe.
Dismissed	Area 5 - North of Felixstowe	Strategic scale housing would risk potential negative impacts upon the AONB to the north of Felixstowe and the local road network is less suited.
Dismissed	Area 6 - Innocence Lane, 'Trimley All Saints'	The area is isolated away from the main built up area of the Felixstowe and would fail to make a substantial aid to regeneration.

Affordable Housing

Current policy numbers – SP3, DM1, DM2

1.14 A number of policy options were considered for setting the overall level of affordable housing in the district. These were considered in the context of the Local Housing Assessment (LHA) in 2007.

Options considered – affordable housing

Decision	Option policy / approach	Comments
Preferred Option	To plan for 24% of the total new housing growth to be affordable	This option was identified as the preferred option as it was

Decision	Option policy / approach	Comments
	housing	consistent with the findings of the LHA study.
Dismissed	To plan for 33% of the total new housing growth to be affordable housing	This was considered to represent an inefficient over supply of affordable housing need, and was not supported by the Evidence Base.
Dismissed	To plan for 66% of the total new housing growth to be affordable housing	This was considered to represent an inefficient over supply of affordable housing need, and was not supported by the Evidence Base.

The SA identified the benefits of the alternatives but advised that decision should be made on the basis of the Local Needs Survey which has been the case.

1.15 The more specific approach to affordable housing...

Options considered - affordable housing on exception sites

Decision	Option policy / approach	Comments
Preferred Option	An approach which allows for affordable housing sites to be built where development would not normally be allowed. Where demonstrated support from a community led plan (eg. parish plan) or process (eg. Community Right to Build), a scheme may include a maximum of one in three open market housing.	This option was identified as the preferred option as it would assist rural communities to secure affordable housing development. The open market housing allowance would act as a locally derived incentive for a landowner to release suitable land.
Dismissed	An approach which allows for affordable housing sites to be built where development would not normally be allowed. However there would be a limited upon the size of site.	Provides opportunities for rural affordable housing, but lacks the flexibility communities may need to suit their local circumstances.

Options considered - onsite affordable housing requirement

Decision	Option policy / approach	Comments
Preferred Option	A continuation of the Local Plan Saved Policies approach requiring a one in three affordable housing requirement. The requirement would be triggered by a threshold of schemes consisting of 3 or more houses in villages and 6 or more houses in market towns.	This option was identified as the preferred option as it would ensure a significant contribution of affordable housing in new developments, as well as having an established credible evidence base relating to viability.
Dismissed	An approach which continued the	This option would fail to meet the

Decision	Option policy / approach	Comments
	village / town development size thresholds, but the onsite affordable housing requirement would be lowered to 24% in accordance with the LHA study findings.	district overall housing requirement. As not every scheme would meet the relevant thresholds requiring affordable housing, the schemes which did trigger this need to provide a sufficient level of provision to meet demand. The existing thresholds have recently been adopted – 2006 – and it is still early days in terms of monitoring the impacts.

Housing in the Countryside

Current policy numbers – SP28, SP29, DM3, DM4

1.16 The Council's general approach to the countryside was as follows:

Options considered - general approach to the countryside

Decision	Option policy / approach	Comments
Preferred Option	An approach which protects the countryside for its own sake and restricts development in non-sustainable areas, but allows flexibility for communities to bring forward affordable housing and sympathetic small schemes to meet local needs.	This option was identified as the preferred option as it would provide smaller rural communities with the flexibility to seek small growth which met local housing need. This is consistent with the principles of the national Community Right to Build scheme.
Dismissed	An approach which is entirely restrictive on development in the countryside outside of the established national policy exceptions.	Failed to give rural communities the opportunities to secure practical local need housing.

1.17 In order to further promote opportunities for sustainable development in rural areas, the Council explored options as below for a more flexible approach to local housing need in the countryside.

Options considered – development in housing clusters

Decision	Option policy / approach	Comments
Preferred Option	Where a small infill development is located within a 'cluster' of existing houses, and within close proximity of a settlement identified as Major Centre, Town, Key / Local Service Centre, flexibility may be given to allow housing for local need.	This option was identified as the preferred option as it would provide smaller rural communities with the flexibility to seek small growth which met local housing need. However, it is also sufficiently robust to maintain a control on inappropriate or non-sustainable development in rural areas.

Decision	Option policy / approach	Comments
Dismissed	A similar approach of flexibility towards a small infill development, in close proximity to a identified sustainable settlement, but applying a sequential approach.	This approach would be less flexible to assist communities meet their individual local needs and stifle reasonable opportunities.

Economic Development

Current policy numbers – SP5, SP7

1.18 The overall approach to employment creation in the district was considered as below:

Options considered - employment Land

Decision	Option policy / approach	Comments
Preferred Option	Provide for 8.5 ha of employment land to contribute towards a goal of 30,000 new jobs in the Suffolk Haven Gateway area over the plan period. To recognise Felixstowe Port, Martlesham Heath and Ransomes Europark as strategic employment areas.	Not originally a preferred option (the alternative was). However, this option was subsequently identified as the preferred option as it would provide stronger growth and diversity of the district economy. This was evidenced by the Employment Land Review study and supported by the SA.
Dismissed	A similar approach of providing 8.5 ha of new employment land but only recognising the general areas of Felixstowe Port and Martlesham as strategic employment areas.	This option was not considered to recognise the full economic potential of the district.

1.19 When considering the approach to development in the rural areas, the Council considered two options:

Options considered - economic development in rural areas

Decision	Option policy / approach	Comments
Preferred Option	General support for economic development in the rural areas, particularly for local employment where environment and sustainability impacts are considered acceptable.	This option was identified as the preferred option as it would provide opportunities for sustainable economic growth whilst also protecting the environmental quality of the rural areas in the district. It was considered to better reflect the diversity which already exists.
Dismissed	A strict approach presuming against rural economic development and protection of the environment.	This option was not considered to recognise the sustainability benefits of economic development in rural locations and balance

Decision	Option policy / approach	Comments
		social, economic and environmental objectives.

Tourism

Current policy number – SP 8

1.20 The considered options for tourism in the District were as follows:

Decision	Option policy / approach	Comments
Preferred option	Determine by capacity to absorb new development in specified locations eg Felixstowe (new tourist activity); Heritage Coast (individual conversions to high standard accommodation).	Considered to be an environmentally sensitive approach once strengthened with the requirement for biodiversity and habitat assessments as a result of the SA comments.
Dismissed	Proposals assessed against impact on the environment and local community. Resist large scale in the AONB.	Not considered to apply sustainability criteria adequately or facilitate consideration of cumulative effects.
Dismissed	Divide district into areas where tourism potential managed, encouraged or resisted and linked to the hierarchy of settlements	Not allow for diversity of tourism opportunities to develop across the district.

Transport

Current policy numbers – SP10

1.21 The A12 and A14 roads are key strategic transport routes which are vital to strategic economic activity locations in the district such as Felixstowe Port and Aadastral Park, Martlesham. There were no alternatives considered to the policy approach taken for the A12 / A14. The policy identified the importance of both the A12 and A14 roads as well as recognising the issues concerning these roads. Support is expressed for possible improvements and in particular a proposed by-pass in the Farnham area of the A12.

Environmental Protection

Current policy numbers – SP12, SP13, SP14, SP15

1.22 The district is abundant with a wide variety of environmental designations covering both landscape and wildlife. The coast and estuary areas in particular, are recognised internationally as important wildlife and habitat areas – covered by the EU Habitats Directive. Similarly, the district is more vulnerable to the effects of climate change and the risks of further exposure to adverse impacts such as flooding, coastal erosion and extreme weather, should be avoided or minimised.

1.23 The Council therefore does not feel there are any realistic alternatives to protecting and where possible enhancing, landscape character, environmental assets and climate change resilience. It is acknowledged that a compromise has to be made to achieve sustainable development which

protects the environment and promotes socio-economic growth. Observations from the SA have helped strengthen the policy wording for example regarding national and international sites.

- 1.24 In relation to nuclear power, the Council has set out an approach for local considerations, should a confirmed proposal for a new nuclear station at Sizewell come forward. The criteria for this have been amplified as a result of the SA.

Community Needs

Current policy numbers – SP16, SP17, SP18, DM30, DM31, DM32, DM33

- 1.25 The existing infrastructure network in the district is close to capacity and in some instances insufficient. If growth is to occur, significant infrastructure improvements will be necessary to support this. The Council also places a high value on the significance which sports area provision and open space can contribute to a healthy and attractive place to live.
- 1.26 The Council considers there to be no realistic alternative options to the principles that suitable community provision should be sought in order to compliment development with local needs eg, sports areas, green space and key infrastructure. Green space in particular, has been identified in the LDF Evidence Base as a key provision in order to ensure that the levels of growth proposed are well supported, but also that environmental designations do not incur unacceptable adverse impact.
- 1.27 A number of more detailed, local level community need policy options were considered:

Options considered - Key facilities

Decision	Option policy / approach	Comments
Preferred Option	An approach which when looking at redevelopment of a key facility, requires the applicant to liaise with the local community who will have the opportunity to put forward a realistic option for maintaining the business.	This option was identified as the preferred option as it would provide a greater opportunity for the community have ownership and involvement in local issues.
Dismissed	An approach which would not require the applicant to liaise with the local community for expressions of operational interest.	Fails to acknowledge the role of the community in addressing their local issues.

Options considered - public buildings

Decision	Option policy / approach	Comments
Preferred Option	An approach which would allow the change of use of a public building in the exceptional circumstance that recreational or community use cannot be achieved or is appropriate.	This option was identified as the preferred option as it would provide flexibility to preserve important local buildings where they may otherwise deteriorate.

Decision	Option policy / approach	Comments
Dismissed	Do not allow any change of use of public buildings.	This may result in the deterioration of important local buildings which can add to the character of a settlement.

Options considered - sport & play

Decision	Option policy / approach	Comments
Preferred Option	An approach which identifies the local context and criteria for dealing with the creation and loss of sport/play provision areas.	This option was identified as the preferred option as it is recognised as a local priority and sport/play areas makes a significant contribution to local communities. Goes beyond the national policy and sets out local factors.
Dismissed	Have no policy and rely upon the national planning policy (PPG17).	Not considered to set out enough detail to represent local circumstances.

Settlement Policies

Current policy numbers – SP19

- 1.28 The district has a large and diverse range of settlements from dense urban and sub-urban areas to small villages and hamlets. In general correlation with their size, comes a greater or lesser degree of community services and sustainability. The Council needs to identify which areas are to be considered suitable for growth, as well as the areas where growth will be constrained in order to protect against inappropriate development. A number of options were considered:

Options considered - settlement hierarchy

Decision	Option policy / approach	Comments
Preferred Option	An approach which considers the function of an area and how settlements relate to each other, the facilities and services they provide and their physical size. The settlements across the district were classed into 6 categories: <ul style="list-style-type: none"> * Major Centres * Towns * Key Service Centres * Local Service Centres * Other villages * Countryside 	This option was identified as the preferred option as it considers the local circumstances in each settlement and groups them into a limited range of categories where there are shared characteristics. There is adequate distinction between urban areas and more rural areas.
Dismissed	A settlement hierarchy based upon physical size rather than sustainability criteria	Simple in approach, but fails to analyse the local circumstances and facilities unique to each settlement as well as how settlements relate to each other for services and facilities etc.

Decision	Option policy / approach	Comments
Dismissed	A settlement hierarchy based upon sustainability criteria, but with less categories.	Likely to be too simple as would not identify key planning differences between some groups of settlement.
Dismissed	A settlement hierarchy based upon sustainability criteria, but with more categories.	Likely to be over complicated as many settlements share general planning characteristics and can be grouped.

Appendix 6: List of Scoped documents

The following have been scoped by Suffolk Coastal District Council in April 2011 and used in undertaking this appraisal.

Suffolk Coastal 2021 – The Sustainable Community Strategy for Suffolk Coastal
Ipswich Borough Council Corporate Plan 2011-2015
Babergh District Corporate Plan
Mid Suffolk District Council Strategic Plan
Waveney District Council Corporate Plan 2010-2018
Suffolk Coastal District Council Corporate Plan
Appropriate Assessment for the Core Strategy and Development management
Policies – Sept 2009
Haven Gateway Water Cycle Study Stage 2 Report - Sept 2009
Suffolk Coastal and Waveney District Strategic Flood Risk Assessment - Jan 2009
Ipswich Eastern Fringe & Felixstowe/Trimley Transport Studies August 2008
Haven gateway water Cycle Study Stage 1 May 2009
Environment Capacity in the east of England: applying an environmental limits
approach to the haven gateway Jan 2008
Suffolk Coastal District Council best Value Performance Plan 2007/8
Felixstowe Seafront and Town Centre Master Plan report Dec 2007
Haven Gateway framework for growth Sept 2007
Local strategy for Felixstowe Peninsula April 2006
Suffolk Coastal Crime and Disorder Reduction Partnership Strategy 2005-08
Suffolk Coastal Contaminated land identification strategy
Suffolk Coastal District Council Economic, Development, tourism and regeneration
strategy 2004-9
Strategic Housing Land Availability Assessment 2010
Suffolk Coastal District Council SHLAA Nov 2010
Suffolk Coastal District Council LDF Housing Allocations - Proposed Strategy
Transport Appraisal Sept 2009
Suffolk Coastal District Council Housing and infrastructure study – Felixstowe and
Trimleys Part 1 Options August 2009
Affordable Housing market Assessment Report June 2009
Affordable Housing viability study April 2009
Strategic Housing market Assessment 2008
Suffolk Coastal Housing Needs Study 2006
Greater haven Gateway Sub Region Draft Housing Strategy 2005 – 2010
Suffolk Coastal Housing Strategy Statement 2004/5
Suffolk Coastal Urban Capacity Study 2004
Private sector housing renewal strategy August 2003
A Homelessness strategy for Suffolk Coastal 2003
Oxford economics Suffolk Coastal Profile and Outlook November 2010
Driving the haven gateway forward: The economic Impact of the Ports and logistics
sector May 2010
Haven Gateway Employment land review and strategic sites study Oct 2009
Suffolk Coastal Retail Study Further update Sept 2009
Felixstowe Port Logistics Study Oct 2008
Suffolk Coastal District Employment Study July 2006
Suffolk Coastal Retail Study 2003
South Sandlings Living Landscape Project: Visitor Survey Report Feb 2011
Suffolk Coastal Renewable and low carbon technical study final report April 2010
Suffolk Coastal Shoreline management Plan Jan 2010
County Wildlife Site review Oct 2009
Suffolk Greenways Strategy 2001-5

Suffolk Coastal District council Shoreline management plan June 1999
Haven gateway Green Infrastructure Strategy April 2008
Felixstowe northern Fringe Landscape and Visual Appraisal July 2008
Suffolk Coastal District Council Policy Statement on Flood and coastal defence June 2003
Suffolk Costa and heath Area of Outstanding Natural beauty management plan June 2002
Ipswich eastern Fringe Infrastructure Study Sept 2009
Felixstowe Infrastructure Study Sept 2009
Felixstowe and the Trimleys Leisure Needs Analysis Sept 2009
Future Secondary School Provision: Alternative Sites Assessment in the Ipswich Policy Area June 2009
Suffolk Coastal Cultural Strategy 2002- 2008