

# Babergh and Mid Suffolk Joint Local Plan- Part 1

Consolidated modifications document  
(tracked changes)



**FOR REFERENCE ONLY**

MARCH 2023

**Note – Joint Local Plan with tracked changes**

This document should be read with the proposed Schedule of Modifications for Babergh and Mid Suffolk Joint Local Plan which is currently at Examination.

This combined tracked changes document has been produced to illustrate the changes of the proposed Schedule of Modifications as they would appear in a more traditional document format. It is for reference only.

Please ensure that all comments made upon the proposed modifications to the Babergh and Mid Suffolk Joint Local Plan are made in writing and are referenced to the specific proposed Schedule of Modifications items only (either MM####, AM#### or PM#### references).

For convenience the table below provides the overview of the overall changes to the Policy numbering and titles.

<b>Reg 19 JLP Ref</b>	<b>New Mods JLP Ref</b>	<b>Policy title</b> ( <del>Strikethrough text</del> = removal <b><u>Underlined text, italic and bold text</u></b> = additional text <i>Plain italic</i> = original wording)	<b>Notes</b>
SP01	SP01	Housing Needs	
SP02	SP02	Affordable Housing	
SP03	SP03	<del>Settlement Hierarchy</del> <b><u>The sustainable location of new development</u></b>	Title changed
-	<b><u>SP04</u></b>	<b><u>Provision for Gypsy and Traveller and Travelling Showpeople</u></b>	New policy
SP04	-	<del>Housing Spatial Distribution</del>	Policy deleted
SP05	SP05	Employment Land	
SP06	SP06	Retail and Town Centre Uses	Title changed
SP07	SP07	Tourism	
SP08	SP08	Strategic Infrastructure Provision	
SP09	SP09	Enhancement and Management of the Environment	
SP10	SP10	Climate Change	
LP01	LP01	<del>Windfall development in hamlets and dwelling clusters</del> <b><u>Windfall infill development outside settlement boundaries</u></b>	Title changed
LP02	LP02	Residential Annexes	

<b>Reg 19 JLP Ref</b>	<b>New Mods JLP Ref</b>	<b>Policy title</b> (Strikethrough text = removal <b><u>Underlined text, italic and bold text</u></b> = additional text <i>Plain italic</i> = original wording)	<b>Notes</b>
LP03	LP03	Residential Extensions and Conversions	
LP04	LP04	Replacement Dwellings <b><u>and Conversions</u></b> <del>in</del> The Countryside (Outside of Settlement Boundaries)	Title changed
LP05	-	Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries	Policy deleted
-	<b><u>LP05</u></b>	<b><u>Rural workers dwellings</u></b>	New policy
LP06	-	Mix and type of composition	Policy deleted
LP07	<b><u>LP06</u></b>	Supported and Special Needs Housing	
LP08	LP07	Affordable, community led and rural exception housing  <b><u>Community-led and rural exception housing</u></b>	Title changed
LP09	-	Provision for Gypsy and Traveller and Travelling Showpeople	Policy deleted - moved to strategic SP04
LP10	-	Moorings, Marinas and Houseboats	Policy deleted
LP11	LP08	Self-Build and Custom-Build	
LP12	LP09	Employment Development  <b><u>Supporting a Prosperous Economy</u></b>	Title changed
LP13	LP10	Safeguarding Economic Opportunities  <b><u>Change from Employment Uses</u></b>	Title changed
LP14	LP11	Town Centre and retail  <b><u>Retail and Town Centres</u></b>	Title changed
LP15	LP12	Tourism and Leisure	
LP16	LP13	Countryside Tourist Accommodation	
-	<b><u>LP14</u></b>	<b><u>Intensive Livestock and Poultry Farming</u></b>	New policy
LP17	LP15	Environmental Protection  <b><u>Environmental Protection and Conservation</u></b>	Title changed
LP18	LP16	Biodiversity & Geodiversity	
LP19	LP17	Landscape	

<b>Reg 19 JLP Ref</b>	<b>New Mods JLP Ref</b>	<b>Policy title</b> ( <del>Strikethrough text</del> = removal <b><u>Underlined text, italic and bold text</u></b> = additional text <i>Plain italic</i> = original wording)	<b>Notes</b>
LP20	LP18	Area of Outstanding Natural Beauty	
LP21	LP19	The Historic Environment	
LP22	LP20	<del>Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses</del> <b><u>Equestrian or similar other animal land based uses</u></b>	Title changed
LP23	LP21	Agricultural Land To Residential Garden Land	
LP24	LP22	<del>New agricultural/Rural buildings in the Countryside</del> New <b><u>A</u></b> gricultural <b><u>B</u></b> uildings	Title changed
LP25	LP23	Sustainable Construction and Design	
LP26	LP24	Design and Residential Amenity	
LP27	LP25	Energy Sources, Storage and Distribution	
LP28	LP26	Water resources and infrastructure	
LP29	LP27	Flood risk and vulnerability	
LP30	-	<del>Designated Open Spaces</del>	Policy deleted
LP31	LP28	Services and Facilities Within the Community	
LP32	LP29	Safe, Sustainable and Active Transport	
LP33	LP30	Managing Infrastructure Provision	
LP34	LP31	Health and Education Provision	
LP35	LP32	Developer Contributions and Planning Obligations	
LS01	-	<del>Hinterland and hamlet sites</del>	Policy Deleted
LA####	-	<del>Housing site allocations</del>	All housing allocation policies deleted



## Table of Contents

**(NOT AVAILABLE IN TRACKED CHANGE DOCUMENT - PLEASE USE ELECTRONIC TITLE BOOKMARKS TO NAVIGATE DOCUMENT)**

## 01 - Introduction

01.01 The Councils (hereafter meaning Babergh District Council and Mid Suffolk District Council) are working together on the Babergh and Mid Suffolk Joint Local Plan (JLP). This will consist of two important Development Plan Documents, which include planning policies for the determination of planning applications in the Districts. The Part 1 document (this document, hereafter referred to as 'the Plan') will later be followed by a Part 2 Plan.

01.02 The Plan area covers Babergh and Mid Suffolk, and the Plan period runs from 2018 to 2037.

01.03 The current development planning system was established through the Planning and Compulsory Purchase Act 2004 and subsequent amendments, such as the Localism Act 2011 which introduced Neighbourhood Plans. The national approach to planning policy matters is set out principally in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, but also within documents covering specific topics such as the Marine Policy Statement and Planning Policy for Travellers Sites.

01.04 The Plan is set out in the following sections:  
I. Section A – Vision, Objectives and Strategic Policies; and  
II. Section B – Non-Strategic Local Policies (Development Management Policies).

01.05 Sections A and B of the Plan include policies which address housing, economy, infrastructure, and the environment.

01.06 The policies in the Plan form part of the Development Plan for the Districts, replacing most of the saved policies from previous Local Plans and alterations, Core Strategies, and the Stowmarket Area Action Plan. Some policies from the previous Development Plan Documents have been saved, and these remaining saved policies also form part of the Development Plan. A live list of planning policies (including remaining saved policies) is maintained on each Council's website respectively. Alongside the JLP and saved policies, the Development Plan also consists of any made (adopted) Neighbourhood Plans and the Suffolk Minerals and Waste Local Plan (SMWLP) (2020).

01.07 A key element of plan making is to identify an overall housing requirement and ensure that it is delivered by planning policies. However, in Babergh and Mid Suffolk Districts an unusual situation applies where extant planning permissions provide for the vast majority of each District's housing requirements across the Plan period. Accordingly, the Plan identifies the volume of identified housing supply relative to the housing requirement. The Part 2 Plan will review the identified housing supply against the relevant housing requirement and will make allocations if necessary to sufficiently provide for the housing requirements of the whole Plan period.

01.08 In addition to this, the Part 2 Plan, which upon adoption will also form part of the Development Plan, is likely to include the following matters:

- Settlement hierarchy;
- A spatial distribution for any housing allocations insofar as necessary to provide flexibility to ensure plan period housing requirements can be met;
- Housing requirement figures for Neighbourhood Plan areas;
- Settlement boundaries;

- Open space designations;
- An assessment of Gypsy, Travellers and Travelling Showpeople needs, and if necessary, allocations to provide for these needs;
- An assessment of Houseboat Dwellers' needs, and a relevant development management policy for houseboat dwellers, moorings and marinas; and
- Other matters which are considered necessary by the Councils, dependent upon the monitoring of the Plan and the circumstances at the time.

~~01.01 The Babergh and Mid Suffolk Joint Local Plan (hereafter referred to as 'the Plan') is an important document which will provide the strategy for the growth of Babergh and Mid Suffolk. It will set out the strategy for development up to 2037, including land allocations. Once adopted, the Plan will replace the existing local planning policies for both Babergh and Mid Suffolk.~~

### ~~Why do we need a Plan for Babergh and Mid Suffolk?~~

~~01.02 Planning involves weighing up economic, social and environmental factors to achieve the most balanced and sustainable way forward.~~

~~01.03 The current development planning system was established through the Planning and Compulsory Purchase Act 2004 and subsequent amendments, such as the Localism Act 2011 which introduced neighbourhood plans. The national approach to planning policy matters is set out principally in the new National Planning Policy Framework (NPPF 2019) and Planning Practice Guidance, but also within documents covering specific topics such as the Marine Policy Statement and Planning Policy for Travellers Sites.~~

~~01.04 The NPPF 2019 sets a presumption in favour of sustainable development, requiring that local planning authorities plan positively to meet the development needs of their area. The Plan policies for Babergh and Mid Suffolk will sit alongside the NPPF 2019, and where appropriate, supplement policies based upon local circumstances.~~

~~01.05 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) the policies and allocations set out in the Development Plan, once adopted, will provide the primary consideration in determining applications, unless material considerations indicate otherwise.~~

### ~~Babergh and Mid Suffolk's Current Development Plan~~

~~01.06 The current Development Plan for Babergh consists of the saved policies of the Babergh Local Plan, Alteration No. 2 (2006), the Babergh Local Plan (2011—2031) Core Strategy and Policies (2014) and the 'made' (adopted) neighbourhood plans. For Mid Suffolk, the Development Plan comprises the saved policies of the Mid Suffolk District Local Plan (1998), the First Alteration to the Mid Suffolk Local Plan (2006), the Mid Suffolk District Core Strategy Development plan Document (2008), and the Mid Suffolk District Core Strategy Focused Review (2012), the Stowmarket Area Action Plan Mid Suffolk's New Style Local Plan (2013) and the 'made' (adopted) Neighbourhood Plans. The Minerals Core Strategy (incorporating Development Control Policies) (2008), the Minerals Specific Site Allocation Plan (2009), and the Waste Core Strategy Development Plan Document (2011) produced by Suffolk County~~

~~Council (SCC) also form part of the Development Plan. The Plan will replace the Local Plans and alterations (saved policies), the Core Strategies, and the Stowmarket Area Action Plan.~~

~~01.07—When made (adopted), any new Neighbourhood Plans shall also become part of the development plan and shall be considered alongside the Plan when determining planning applications. Neighbourhood Plan groups have an opportunity to work with the relevant District Council in order to share information and bring sites forward for allocation where they would assist to meet the levels of growth in the Plan.~~

## **~~The Joint Local Plan~~**

~~01.08—The Plan will set out planning policies to set the context for protecting the Districts' valuable natural and built environment and ensure that new development is delivered in a sustainable way.~~

~~01.09—The Plan is primarily based upon and in conformity with national planning policy and legislation, whilst having full regard to relevant strategic and locally significant matters.~~

## **~~Why do we need a Plan to deliver growth?~~**

~~01.10—In accordance with the NPPF standard methodology, the Plan must accommodate identified housing needs along with employment and community facilities and services in Babergh and Mid Suffolk respectively. The Plan will set out a strategy to accommodate this in full in accordance with national policy requirements. Preventing growth across the two Districts is not an option. Levels of housing need in the area are high and new homes will have to be provided to meet this need.~~

~~01.11—Rates of annual housing delivery in Babergh and Mid Suffolk have been approximately 20% below the levels of current delivery since 2014/15. From 2018 onwards, the annual rate of housing to be delivered has also increased by around 30%–40% in each council area, compounding delivery issues. A 'plan led' approach is fundamental to shaping future delivery and provides a mechanism to coordinate the delivery of infrastructure necessary to support growth. Development should be planned to secure the delivery of key infrastructure projects across the County, such as the improvements to the A14 network, as well as localised infrastructure schemes within communities.~~

## **~~The Plan~~**

~~01.12—The Plan will be set out in 3 parts:~~

- ~~1. Part 1—Objectives and Strategic Policies~~
- ~~2. Part 2—Non Strategic Delivery Policies~~
- ~~3. Part 3—Non Strategic Place and Allocation Policies.~~

~~01.13—Part 1 sets out the strategic policies to address Babergh and Mid Suffolk's priorities for the development and use of land by establishing the overall strategy for the pattern, scale and quality of development (and any relevant cross boundary issues). The policies will make sufficient provision for:~~

- ~~a) Housing (including affordable), employment, retail, leisure and other commercial development;~~
- ~~b) Infrastructure; and~~

- ~~e) Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaption.~~

~~01.14 Part 2 will include more detailed policies for management and delivery of types of development and Part 3 detailed policies for specific places and neighbourhoods. This includes new housing and land allocations, provision of infrastructure and community facilities (such as schools, healthcare and cultural facilities) at a local level, establishing design and construction principles, conserving and enhancing the natural and historic environment and setting out development management policies.~~

~~01.15 The Plan will articulate policies to influence delivery across four priority areas that district councillors have identified will have the most positive impact on that future:~~

- ~~• Housing;~~
- ~~• Economy;~~
- ~~• Environment;~~
- ~~• Healthy Communities & Infrastructure.~~

~~01.16 The Councils of Babergh and Mid Suffolk, as the Local Planning Authorities, need to work with a large number of organisations and individuals to produce a local plan and determine planning applications. Alongside working with infrastructure providers and the New Anglia Local Enterprise Partnership, Babergh and Mid Suffolk District Councils work closely with the other local authorities across Suffolk, including with the County Council.~~

~~01.17 Viability is a factor which has a significant role and influence over planning policies and development proposals. The Plan has to be deliverable. This means that the cost of meeting the requirements of policies, combined with the costs of meeting national requirements, such as building regulations, and local infrastructure need to be assessed and factored into the emergence of all policy proposals and allocations.~~

## **Delivery & Places**

~~01.18 The Plan will have a focus upon managing the delivery of sustainable development which supports the areas' economic growth ambitions; the important rich historical and natural environment; the extensive network of existing communities; and enables development through facilitating the delivery of infrastructure.~~

~~01.19 The Plan will have regard to emerging neighbourhood plans being prepared in the District and will provide a context for new neighbourhood plans to be prepared against.~~

## 02 - Babergh & Mid Suffolk Profile, Context & Key Issues

### Context

- 02.01 Babergh and Mid Suffolk are predominantly rural districts covering the geographical centre of Suffolk, running from the boundary with Essex in the south to the boundary with Norfolk in the north. This covers a total area of approximately 1463 square kilometres.
- 02.02 ~~Babergh and Mid Suffolk~~The Councils work collectively to deliver shared priorities, as set out in the Joint Corporate Plan (2019 – 2027). The main priority areas are the economy, environment, housing, wellbeing, communities and customers. The Plan provides the mechanism ~~to enable the delivery of the spatial elements of the vision and priorities to be able to shape the delivery of development in the context of the Joint Corporate Plan priorities.~~

### Profile

- 02.03 The population of Babergh District is 87,740; Mid Suffolk population is 96,731 (Census, 2011). Across Babergh and Mid Suffolk, more than half the population live in villages and rural areas. ~~In combination, both~~Together the ~~d~~Districts have six ~~main population~~ centres; which include Eye, Needham Market and Stowmarket in Mid Suffolk; Pinewood, Hadleigh and Sudbury in Babergh. The historic market towns are surrounded by a rural hinterland comprising 198 rural parishes.
- 02.04 Babergh and Mid Suffolk are heavily influenced by large centres of population with Ipswich in the east, Bury St Edmunds in the west, Diss and Harleston in the north. This is reinforced by the area's strategic transport connectivity with main road and rail links including the A12/A14/A140 main roads from London to Felixstowe and Cambridge, together with main line rail links from London, to Cambridge and Norwich and a strategic link for freight traffic from Felixstowe to Nuneaton in the Midlands. A large portion of Mid Suffolk has direct access to the A14 and the main line railway between London/Ipswich/Norwich and Cambridge. Babergh has less accessibility with a smaller proportion of its area served directly by the east A12 and north by the A14 and no main line railway stations.

### Key Social Issues

- i. **Delivering Housing**  
Significant numbers of new homes need to be ~~planned~~provided for over the Plan period along with employment and community facilities and services in Babergh and Mid Suffolk respectively.
- ii. **Achieving an Uplift in Delivery**  
Rates of annual housing delivery in Babergh and Mid Suffolk have been consistently below target. The number of homes to be delivered per annum has increased with the application of the Standard Methodology, which means that from 2018 onwards the annual rate of housing to be delivered has also increased by around 40% in each council. ~~The revised uplift in housing numbers compounds the challenges of delivery. However, as at April 2021, the Councils have a high level of extant planning permissions.~~
- iii. **A Growing & Ageing Population**

By 2036 the population in Babergh is expected to grow by around 7,300 people in Babergh and by approximately 9,300 people in Mid Suffolk, an increase of 8% and 9.2% respectively<sup>1</sup>. The increasing age of the population is a significant factor contributing to the overall level of population growth. Both Districts have an ageing population with 45 to 59-year olds representing the single largest age group at present. In addition, a significant percentage of the population are aged 65 years or older (26.2% in Babergh and 24.5% in Mid Suffolk)<sup>2</sup>. Babergh and Mid Suffolk also have a relatively long-life expectancy at about 81 years for males and about 84 years for females. As the population ages, there will be different demands on housing, infrastructure, services and facilities.

- iv. **High Levels of Housing Need and a Poor Affordability**  
House prices on average are approximately 11 times above the average earnings of residents in Babergh and approximately 9 times above the average earnings in Mid Suffolk and rural parts of the Districts are unaffordable for many<sup>3</sup>.

## Key Economic Issues

- i. **Improving Business Growth and Productivity**  
Babergh and Mid Suffolk have below average productivity levels, skills and attainment levels, and earnings are lower than average levels.
- ii. **Economic Base**  
The economic base is diverse. Projected growth sectors in the area include tourism; creative industries; food production, construction and related services; hospitality/ leisure.
- iii. **Further diversification of the economic base and encouraging investment in infrastructure, skills and innovation is a priority.**
- iv. **Employment levels and projections**  
Babergh recorded a decline in the total employment rate to 68.3% relating to the population between 16 and 64 years (working age) over the past couple of years. This decline is likely to continue as the working-age population is expected to fall. Mid Suffolk recorded a small increase of the average percentage of the total employment rate to 80.5%. A 9.3% increase in jobs is projected in Babergh and 14.7% in Mid Suffolk increase from 2014 – 2036, which represents a slow down when compared with past trends. The overall growth in jobs is expected to be driven by growth in the Professional and Business Services.

<sup>1</sup> ONS 2016-based population projections

<sup>2</sup> ONS 2016-based population projections

<sup>3</sup> ONS Affordability Ratio - March 2020



**v. Town centre occupation**

The vacancy rates in town centres in Babergh & Mid Suffolk are below the national average. However, it is acknowledged that there is a need to enhance the town centres.

**Key Environmental Issues****i. Environmental Assets**

The Districts have a rich historic natural environment (including archaeology), with a number of protected areas such as Sites of Special Scientific Interest (SSSI) sites, Special Protection Areas (SPAs) and Areas of Outstanding Natural Beauty (AONBs).

There are a number of priority habitats / species identified as being in an adverse condition. The rural areas of both districts contain biodiversity importance.

Babergh is part of the Suffolk Coast and Heaths AONB and Dedham Vale and Stour Valley AONB. Suffolk Coasts and Heaths AONB have extended their boundary which includes significant areas north of the River Stour. Cross Street Sudbury is identified as an Air Quality Management Area and the 2016 Air Quality Annual Status Report sets out approach to reduce nitrogen dioxide concentration.

Both districts have a high volume of Grade 3 Agricultural Land and limited available previously developed land.

Recycling performance is currently lower than the County average in both districts.

**ii. Heritage Assets**

Babergh and Mid Suffolk are rich in heritage assets (including settings). In Babergh there are 29 designated conservation areas, 2,985 listed buildings, 34 scheduled monuments and 5 registered parks and gardens which represent about 20% of the estimated 13,700 designated Heritage Assets in Suffolk. In Mid Suffolk there are 31 designated conservation areas, 3,419 listed buildings, 36 scheduled monuments and 2 registered parks and gardens, which represents more than a quarter of all Heritage Assets in Suffolk<sup>4</sup>. There are also non-designated heritage assets and opportunities to address Heritage at risk.

**iii. Climate Change**

There is a national requirement to future proof against climate change including reducing carbon emissions, diversifying energy provision and using sustainable construction and design methods and promote sustainable modes of transport.

For Babergh and Mid Suffolk, there is a particular need to introduce measures that address water scarcity. There is also a need to improve

<sup>4</sup> Historic England May 2016, Heritage Counts, April 2014.



**ground water quality, potable water supply and the wastewater infrastructure.**

~~PART SECTION 1A~~ –

OBJECTIVES AND STRATEGIC POLICIES

## 03 - Vision and Objectives

03.01 The Plan sets the ~~spatial~~ vision of the place that Babergh and Mid Suffolk will become by 2037, based upon the following key priorities:

- Enabling sustainable economic growth;
- Enhancing and protecting the environment;
- Delivering appropriate housing through existing commitments and windfall development; and
- Supporting strong and healthy communities &and delivering Infrastructure.

~~03.02 To contribute to the delivery of the vision and priority areas, the Plan will set out an ambitious growth agenda. This will prioritise the infrastructure investment required to deliver the growth ambitions and will identify the locations for delivering the necessary housing, employment and recreational growth and development.~~

### Vision for Babergh and Mid Suffolk

By 2037, Babergh and Mid Suffolk Districts will have transitioned to a low carbon future, with the ambition to be carbon neutral by 2030. Significant gGrowth will have occurred, embedding the principles of sustainable development, balancing social, economic and environmental issues.

~~Major new housebuilding will have taken place, including the delivery of affordable housing for first time buyers and those on low incomes, whilst recognising the Districts have an ageing population~~New homes will have been delivered, including affordable housing and housing for an ageing population. Strategic employment sites will be protected, and their proposed expansion supported in principle to ensure jobs are retained locally and created where opportunities exist, allowing businesses to expand and new businesses to invest in the area.

There will be enhanced biodiversity through the delivery of measurable net gains across the Districts, supported by an identified ecological network. The historic and landscape character of the Districts will be apparent with development being sensitive to this character and applying good design principles.

~~There will be a clear vision for the towns of Hadleigh and Sudbury in Babergh, and for Eye, Needham Market, and Stowmarket in Mid Suffolk.~~ Many communities will have adopted nNeighbourhood pPlans, adding locally to the decision-making process.

~~A significant amount of growth will have taken place within the strategic transport corridors, recognising the opportunities that exist to move around the area and the relationship with the wider housing market area and functional economic area.~~

Infrastructure including education, health and transport will have been delivered, including school extensions, expanded health facilities and more opportunities for walking, cycling and use of public transport, as communities grow with active and healthy futures.

## Objectives

~~03.03~~03.02 The objectives for the Plan are ~~as follows:~~set out under four priority areas below:

### Housing:

- i. ~~Supporting the delivery of homes, including affordable housing provision. Delivery of the right types of homes, of the right tenure in the right place meeting need.~~

### Economy:

- ii. Encourage the development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity.
- iii. To encourage inward investment to the Districts, by supporting Freeport East and the delivery of Gateway 14, as well as infrastructure improvements that will enable the continued growth of The Port of Felixstowe and strengthen the Districts' links to The Port ~~of Felixstowe~~ and the rest of the UK.

### Environment:

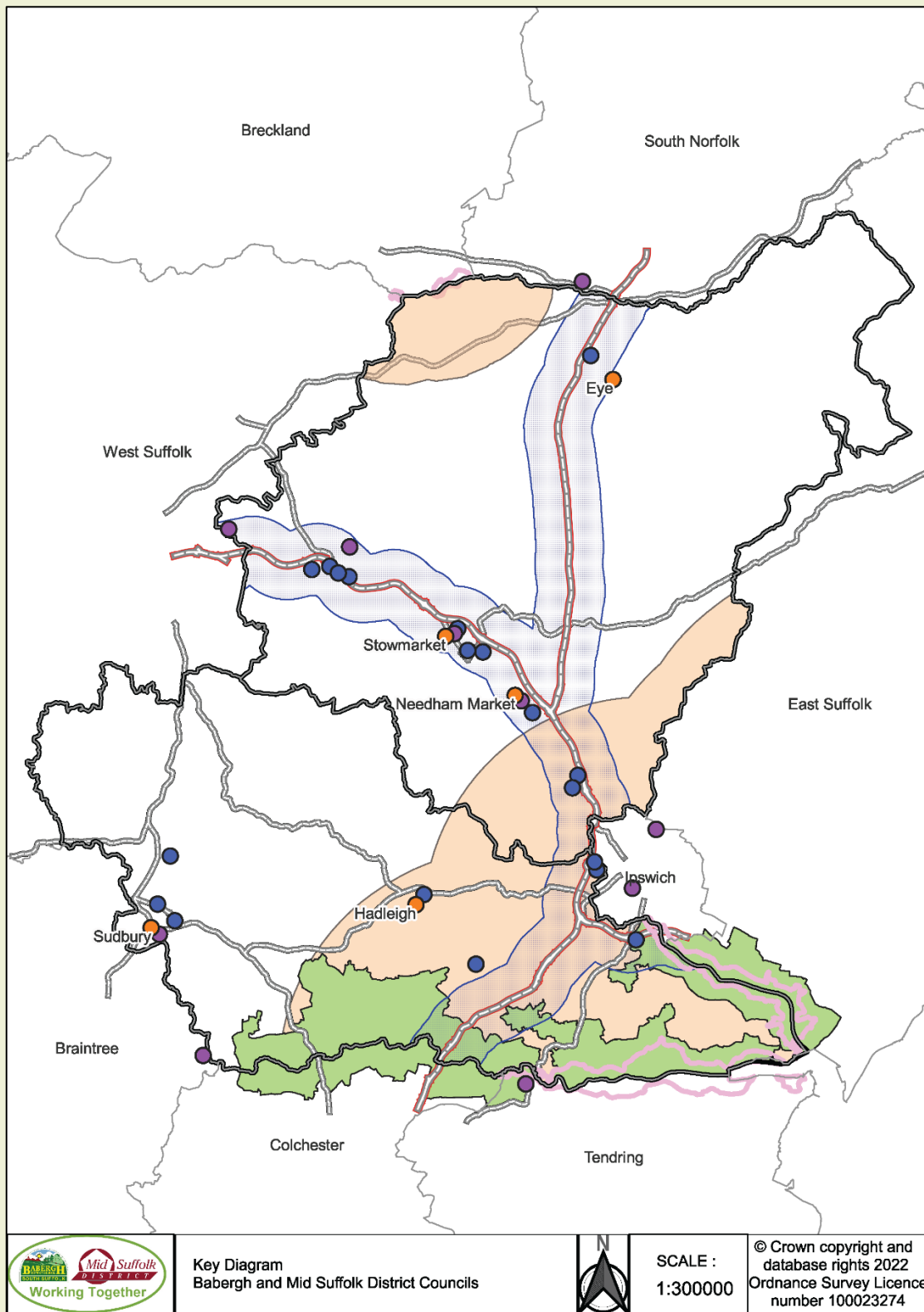
- iv. To protect and enhance environmental assets (including designated sites, landscapes, heritage, biodiversity net gains, green spaces, air and water quality, and river corridors) for current and future generations.
- v. Ensure new development avoids areas of flood risk and reduces future flood risk.
- vi. To reduce the drivers of climate change as much as possible from a social, economic and environmental perspective, with the ambition to be carbon neutral by 2030.

### Healthy Communities & Infrastructure












- vii. To enable all communities to thrive, grow, be healthy, active and self-sufficient through supporting the provision of the necessary infrastructure, and encouraging more sustainable travel, including through the Ipswich Strategic Planning Area Transport Mitigation Strategy and the Councils' Local Cycling and Walking Infrastructure Plan (LCWIP).
- viii. To support communities to deliver plans and projects at the district and neighbourhood levels, specifically providing opportunities for the District Councils to ~~supporting communities on~~ the development of ~~a n~~Neighbourhood ~~p~~Plans.
- ~~ix. To work with the communities of Hadleigh and Sudbury in Babergh and Eye, Needham Market and Stowmarket in Mid-Suffolk in the development of a vision and strategy for these towns.~~

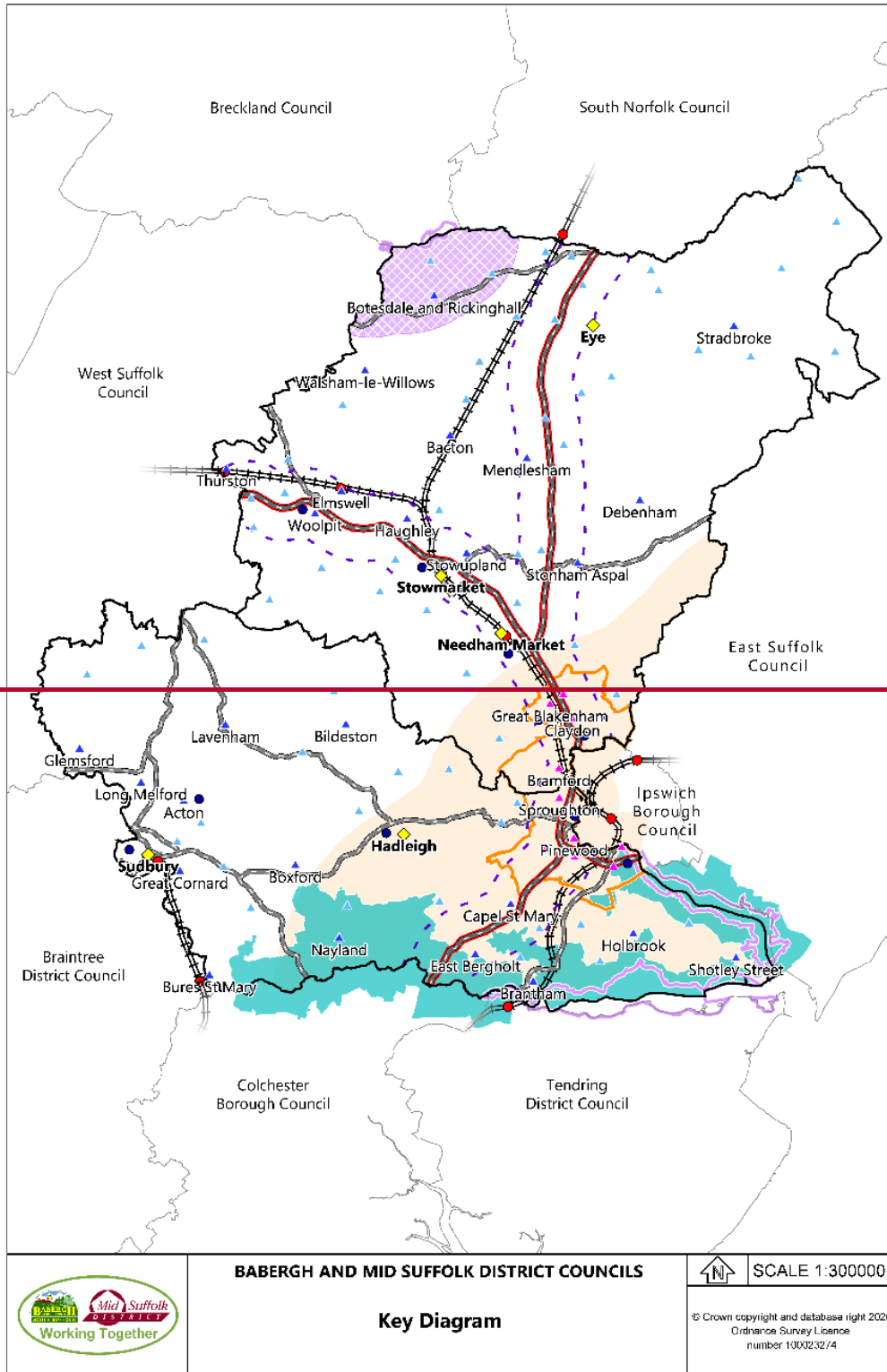
## KEY DIAGRAM

**03.0403.03** The core features of the Plan area **and the general pattern for growth** are shown on the key diagram.



## Key

-  A12 / A14 / A140
-  A Roads
-  Areas of Outstanding Natural Beauty
-  District Boundaries
-  Major Towns
-  Protected Habitats and Species Sites (SPA, SAC and Ramsar)
-  Protected Habitats Mitigation Zones
-  Railway Lines
-  Railway Stations
-  Strategic Employment Sites
-  Strategic Transport Corridor



**Key**

	<b>District Boundaries</b>
	<b>Ipswich Fringe Area</b>
	<b>Strategic Employment Sites</b>
	<b>Strategic Transport Corridor</b>
	<b>Market Towns and Urban Areas</b>
	<b>Ipswich Fringe Settlements</b>
	<b>Core Villages</b>
	<b>Hinterland Villages</b>
	<b>A12/ A14/ A140</b>
	<b>A Roads</b>
	<b>Railway Lines</b>
	<b>Railway Stations</b>
	<b>Areas of Outstanding Natural Beauty</b>
	<b>RAMS</b>
	<b>Protected Habitats and Species Sites (SPA, SAC and Ramsar)</b>
	<b>Zones of Influence for Protected Habitats and Species Sites</b>



## 04 – Implementation

- 04.01 ~~Following the adoption of this Plan, the Part 2 Plan will be produced to address the remaining matters listed earlier in this document. In accordance with national planning legislation, the adopted planning policies in Once Babergh and Mid Suffolk planning policies are adopted, in accordance with national planning legislation, Babergh and Mid Suffolk districts they~~ will be kept under review at least every 5 years. A review of the planning policies will consider whether all, or specific parts, of the suite of policies are in need of amendment. For example, in order to update for consistency with relevant national planning policies, where identified local development needs change significantly or where policies are not performing as intended.
- 04.02 The Councils will adopt a ‘plan, monitor, manage’ approach where key information regarding the Plan (such as housing delivery), and other planning document production progress will be reported in the Annual Monitoring Report (AMR). The requirements for the AMR are found in the Town & Country (Local Planning) (England) Regulations (as amended)<sup>5</sup>.
- 04.03 In order to assess the performance and impacts of the Plan, a monitoring framework of indicators/data ~~will be~~ set out covering housing, economic and environmental issues. Data will include information which the Councils collect themselves as well as key data which is collected and reported on by other key bodies.
- 04.04 The following related sections are set out in the Appendices to the Plan:

Appendix 01 – Housing trajectory;  
Appendix 02 – Monitoring framework;  
Appendix 03 – Schedule of superseded policies;  
Appendix 04 – List of Joint Local Plan policies.

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<sup>5</sup> <http://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>

## 05 - Duty to Cooperate

### What is the Duty to Cooperate?

05.01 The Duty to Cooperate is applied to local planning authorities by Section 110 of the Localism Act 2011 and requires the Councils to apply the Duty to Cooperate in relation to planning of sustainable development. It is a prerequisite test for the Examination of Local Plan production.

05.02 Section 3 of the National Planning Policy Framework (NPPF) (~~February 2019~~2021) sets out a Local Planning Authority's (LPA's) approach to plan-making. Paragraph 17 identifies that 'The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area'<sup>6</sup>. Paragraph 20 goes on to state that the 'Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'<sup>7</sup>

05.03 National planning policy in the NPPF (paragraph 27) also identifies that strategic policy-making authorities should maintain one or more statements of common ground to document the cross-boundary matters being addressed and the process in cooperating to address these. Further information regarding the Duty to Cooperate can be found on the Government national planning practice guidance website at <https://www.gov.uk/guidance/plan-making>.

### What are we cooperating on?

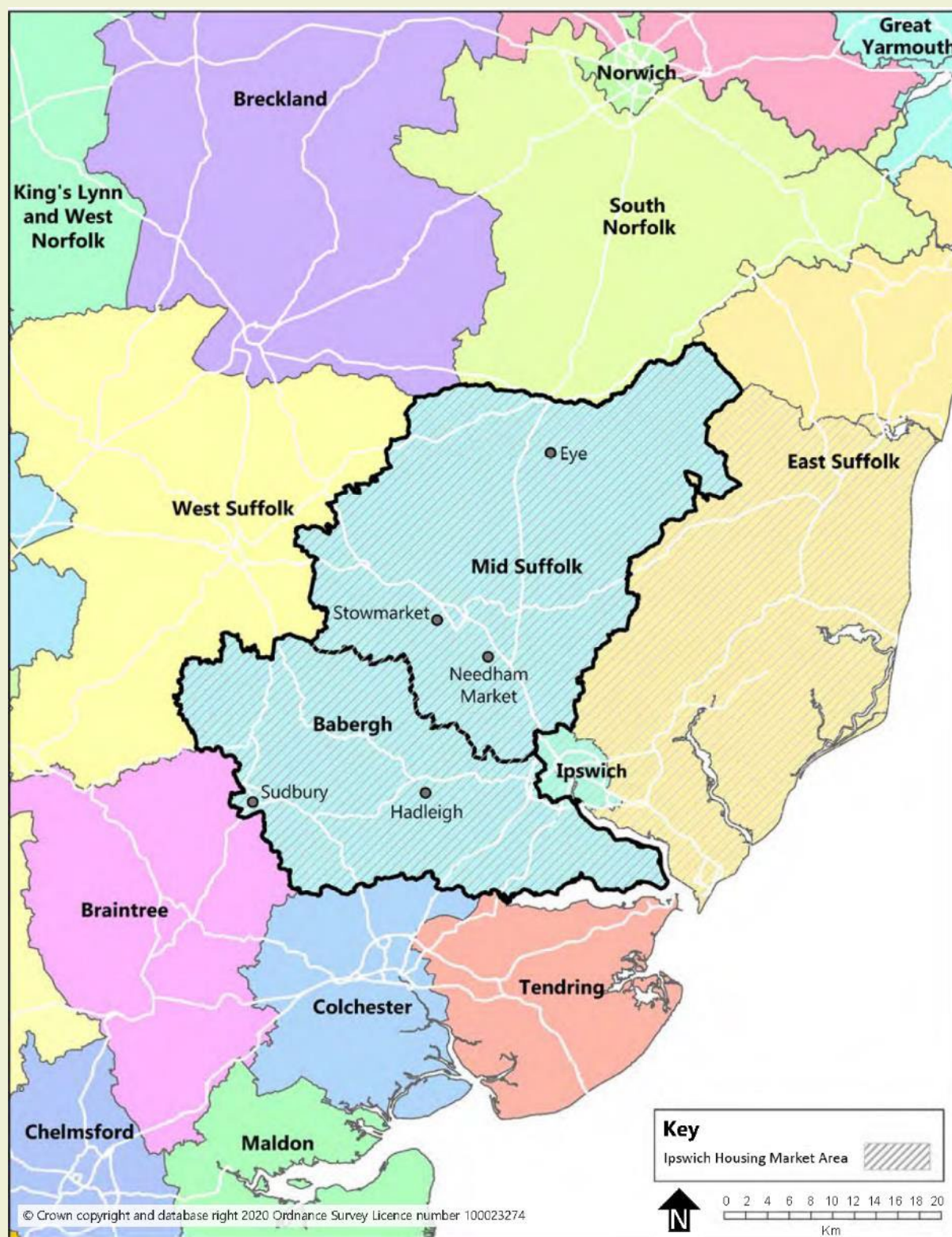
05.04 The full list of bodies in the Duty to Cooperate is set out in Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

05.05 The ~~Councils~~ LPA's in the Ipswich Housing Market Area (HMA), namely Babergh District Council, East Suffolk Council (formerly Suffolk Coastal District Council), Ipswich Borough Council, and Mid Suffolk District Council already have a long history of cooperation on strategic planning matters. The planning area of the Ipswich HMA is also known as the Ipswich Strategic Planning Area (ISPA).

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<sup>6</sup> Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004 cited in the National Planning Policy Framework (NPPF) (~~February 2019~~2021), paragraph 17, ~~p. 8~~

<sup>7</sup> NPPF (~~February 2021~~), paragraph 20, ~~p. 9~~



05.06 However, the geographical context of Babergh and Mid Suffolk Districts means that the Districts need to be mindful of any potential cross-boundary matters that arise with Braintree District Council, Colchester Borough Council and Tendring District Council to the south, East Suffolk (formerly Waveney District Council) to the east, West Suffolk (formerly St Edmundsbury Borough Council) to the west, and Breckland and South Norfolk Councils to the north. These also include Essex County Council and Norfolk County Council alongside Suffolk County Council (SCC).

05.07 A summary of the current key issues and identified partners which the Councils are cooperating with is identified in Table 1 below. As the Plan (and other neighbouring Local Plans) develop, there may be additional key issues which also need to be considered.

**Table 1 – Duty to Cooperate Key Issues**

<b>Key Planning Issue</b>	<b>Key Duty to Cooperate Partners</b>
<p>Housing</p> <p>1) Defining housing market area and objectively assessed need (OAN).</p> <p>Ipswich Housing Market Area (HMA) defined in Strategic Housing Market Assessment as including the whole of Babergh District, Ipswich Borough, Mid Suffolk District and Suffolk Coastal District (now part of East Suffolk Council). This corresponds with the Ipswich Strategic Planning Area (ISPA).</p> <p>The Government introduced a standard method for calculating local housing need in 2018, which identifies a minimum local housing need per local authority area.</p> <p>Provision for Gypsies and Travellers to be met, identified in the Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodations Need Assessment (May 2017) for the Ipswich HMA authorities.</p> <p>The Strategic Housing Market Assessment Part 2 identified the size, type and tenure of housing needed, including the need for affordable housing, and this document was updated for the Ipswich HMA authorities in January 2019.</p>	<p>East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council, Greater London Authority.</p>
<p>2) Resolving if unmet housing need is identified and the approach to delivery of the housing requirement.</p> <p>No duty to cooperate partners have identified any unmet need to be met by Babergh or Mid Suffolk District Councils.</p>	<p>East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council, Greater London Authority.</p>



Key Planning Issue	Key Duty to Cooperate Partners
<p>Each local authority area produces a Strategic Housing and Economic Land Availability Assessment (SHELAA) to assess housing supply potential.</p>	
<p>3) Impact of bordering strategic housing developments.</p> <p>The ISPA authorities have jointly commissioned transport modelling evidence with SCC. The impact of which is considering potential modal shift mitigation within the ISPA.</p> <p>SCC engage with both Essex County Council and Norfolk <u>County</u> Council on strategic transport matters, which includes the A12 and A131 between Suffolk and Essex, and the A140 and A143 between Suffolk and Norfolk. The A14 within Suffolk goes through all four local authority areas. Strategic rail matters are also discussed between Suffolk local planning authorities. Strategic infrastructure matters will be identified in the Infrastructure Delivery Plan for Babergh and Mid Suffolk.</p> <p>The ISPA authorities jointly commissioned a Settlement Sensitivity Assessment into identifying landscape sensitivity around Ipswich. However, no new cross-border sites are proposed by Babergh and Mid Suffolk for allocation.</p>	<p>East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council, Essex County Council, Suffolk County Council, Norfolk County Council.</p>
<p>Employment</p>	
<p>4) Defining functional economic market area and OAN.</p> <p>The Employment Land Needs Assessment (ELNA) (March 2016) defines the functional economic area to cover the same area as the ISPA. This evidence identified employment need.</p> <p>The distinct economic geographies identified by the ELNA included the</p>	<p>East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council, New Anglia Local Enterprise Partnership.</p>

Key Planning Issue	Key Duty to Cooperate Partners
<p>Felixstowe / A14 corridor recognising the strategic importance of the Port of Felixstowe, the wider Ipswich Market Area, the A140 corridor, and rural and agricultural areas.</p>	
<p>5) Enterprise Zones and Local Development Orders</p> <p>The New Anglia Local Enterprise Partnership’s Space to Innovate zone, identifies ten Enterprise Zones within the Local Enterprise Partnership area. One is the Sproughton Enterprise Park in Babergh near Ipswich, and the other is the Stowmarket Enterprise Park. Both are along the A14 corridor.</p>	<p>Ipswich Strategic Planning Area (ISPA) authorities, Suffolk County Council, New Anglia Local Enterprise Partnership.</p>
<p>6) Impact of bordering strategic employment land developments</p> <p>The ISPA authorities have jointly commissioned transport modelling evidence with SCC. The impact of which is considering potential modal shift mitigation within the ISPA.</p> <p>SCC engage with both Essex County Council and Norfolk <u>County</u> Council on strategic transport matters, which includes the A12 and A131 between Suffolk and Essex, and the A140 and A143 between Suffolk and Norfolk. The A14 within Suffolk goes through all four local authority areas. Strategic rail matters are also discussed between Suffolk local planning authorities. Strategic infrastructure matters will be identified in the Infrastructure Delivery Plan for Babergh and Mid Suffolk.</p> <p>The ISPA authorities jointly commissioned a Settlement Sensitivity Assessment into identifying landscape sensitivity around Ipswich. However, no new cross-border sites are proposed by Babergh and Mid Suffolk for allocation.</p>	<p>East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council.</p>

Key Planning Issue	Key Duty to Cooperate Partners
Retail, leisure & other commercial	
7) Enhancement and regeneration of retail centres  Acknowledgement of the role of Ipswich town centre within the Functional Economic Area.	Ipswich Strategic Planning Area (ISPA) authorities, New Anglia Local Enterprise Partnership
Infrastructure provision	
8) Provision and enhancement of strategic infrastructure improvements  Strategic infrastructure provision to be identified through the Infrastructure Delivery Plan, in particular education, health, wastewater infrastructure and transport matters.	Ipswich Strategic Planning Area (ISPA) authorities, Suffolk County Council, Essex County Council, Norfolk County Council, <del>Highways England</del> <u>National Highways</u> , Office of Rail and Road, Network Rail, Local Train Operator, <del>West Suffolk Clinical Commissioning Group, Ipswich and East Suffolk Clinical Commissioning Group</del> <u>NHS Suffolk &amp; North East Essex Integrated Care Board</u> , Environment Agency, <u>Anglian</u> Water and Essex and Suffolk Water.
Environmental protection	
9) Conservation and enhancement of natural and historic environment, including cross-boundary climate change matters.  A Suffolk Coast <del>R</del> recreational <del>D</del> isturbance <del>A</del> voidance and <del>M</del> itigation <del>S</del> strategy has been developed between the ISPA authorities and the entire East Suffolk Council areas.	Ipswich Strategic Planning Area (ISPA) authorities, Suffolk County Council, Natural England, Historic England, Environment Agency and Marine Management Organisation.

### How are we going to Cooperate?

- 05.08 The Councils are cooperating on ~~many~~ all of the key, relevant issues such as jointly commissioning strategic evidence and sharing consistent assessment methodologies with the other planning authorities in the Ipswich Housing Market Area.
- 05.09 The Ipswich HMA planning authorities meet regularly through the Ipswich Strategic Planning Area Board, and have published a signed Statement of Common Ground, which identifies potential cross-boundary matters to be addressed within the Ipswich Housing Market Area. SCC and Natural England are also both signatories to the Statement of Common Ground. This Statement of Common Ground will be updated as each Local Plan within the HMA proceeds to adoption. ~~A further Statement of Common Ground will be produced with those planning authorities outside of the Ipswich HMA as the plan proceeds to adoption.~~

05.10 Cooperation has taken place with infrastructure providers in preparing the Infrastructure Delivery Plan, in particular covering the key strategic infrastructure matters of water, education, health and transport. The Councils have also engaged with all partners through the preparation of the Plan. The published Duty to Cooperate statement sets out the Councils' cooperation on the strategic cross-boundary planning matters.



## 06 - Housing Needs & Requirements

### Policy background and explanation

- 06.01 National planning policy requires that local planning authorities produce Local Plans to meet, as a minimum, the identified future housing needs in the Plan area, as well as cooperate with neighbouring local planning authorities to meet the overall needs of the identified Housing Market Area (HMA) as a whole. The relevant HMA for the Babergh and Mid Suffolk area is known as the Ipswich HMA which consists of the entire ~~districts~~ local authority areas of Babergh, Ipswich, Mid Suffolk and the area of the former Suffolk Coastal District Council (now part of East Suffolk ~~District~~ Council).
- 06.02 To determine the minimum number of homes needed, the National Planning Policy Framework (NPPF) requires that strategic policies should be informed by a local housing need assessment, conducted using the Government's standard methodology for calculating local housing need<sup>8</sup>. The methodology is made up of a calculation involving key, publicly available data from Office for National Statistics (ONS) on household growth projections and local housing affordability ratios.
- 06.03 ~~Babergh and Mid Suffolk have undertaken to produce a joint~~The Plan ~~document with many~~ has a set of common policies, although the identified development needs and monitoring of performance will be undertaken and recorded separately for each respective local authority district area. ~~The baseline year of the Plan is April 2018, with the Plan end date of March 2037 (19 years).~~ Using the standard methodology, the local housing need for Babergh and Mid Suffolk ~~is~~ areas are as follows:

Table 2 – Local Housing Need in Babergh and Mid Suffolk

Local Authority	Standard Method Total (2018 – 2037)	Annual Local Housing Need Target
Babergh	7,904	416
Mid Suffolk	10,165	535

- 06.04 The local housing need represents a 'starting point' in identifying housing requirements for Babergh and Mid Suffolk. There are a number of other factors to consider when setting the housing requirement. The Strategic Housing and Economic Land Availability Assessment (SHELAA) indicates that there is a sufficient supply of land to meet the housing need set out in the standard methodology. National Planning Practice Guidance sets out that there may be circumstances where additional growth may be required. However, it is important to understand the likelihood of higher levels of growth being delivered. The local housing need figures produced by the Government's standard methodology is significantly higher (approx. 30%-40%) than the ~~current-historic~~ levels of housing delivery. This Plan aims to set out a proactive approach which can help to significantly boost the supply of housing land and delivery in the ~~e~~Districts, consistent with Government policy. In addition, the Councils are also addressing delivery through reviewing stalled planning permissions and investing in building new local houses.
- 06.05 Babergh and Mid Suffolk ~~are planning to meet~~ anticipate meeting their full identified local housing needs. Unmet housing need has not been identified to Babergh and Mid

<sup>8</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Suffolk by any neighbouring authorities, either within the Ipswich HMA or beyond. An Ipswich Strategic Planning Area (ISPA) statement of common ground is agreed between authorities in the Ipswich HMA detailing a process to follow should unmet needs become identified. Should it be determined through the plan making process that another authority within the ISPA is unable to meet its minimum housing need, the Councils will, under the duty to co-operate, work collaboratively to determine whether housing development needs that cannot be met wholly within a particular area, could be met elsewhere. An agreement to seek to accommodate unmet housing need would trigger an immediate review of the strategic policies of ~~this~~ the Plan.

- 06.06 ~~As of April 2018, a~~ substantial number of dwellings required are already accounted for via commitments, as set out in the table below. These will contribute to meeting the overall requirement.

**Table 3 – Residual Housing Need over the Plan Period**

	<b>Local Housing Need Plan requirement (2018 to 2037)</b>	<b>*Outstanding Planning Permissions (dwellings) as at 01/04/2018</b>	<b>Residual requirement (Local Housing Need minus outstanding planning permissions)</b>
Babergh	7,904	4,036	3,868
Mid Suffolk	10,165	3,831	6,334

	<b>Babergh</b>	<b>Mid Suffolk</b>
Annual housing need target	416	535
<b>Total local housing need requirement (2018-2037)</b>	<b>7,904</b>	<b>10,165</b>
Completions 2018-2021	1,274	1,813
2021 Committed supply (planning permissions*, sites with resolution to grant subject to Section 106 agreement, Neighbourhood Plan allocations)	4,939	7,882
Windfall	500	500
Total identified housing supply at 2021**	6,713	10,195
% of local housing need which is identified housing supply at 2021	85%	100%
2018 – 2037 Shortfall (if any) to be addressed in Part 2 Plan	1,191	n/a

\* Major sites with significant delivery uncertainty have been discounted

\*\* This total identified housing supply is not the supply of 'deliverable' housing land which is formally identified within the Councils 5 Year Housing Land Supply Assessments.

- ~~06.07 Delivery is a key challenge of the Plan. In recent years, the delivery of new housing has been below the adopted requirements and the new local housing need figure in both Districts. The Councils are taking proactive measures to improve delivery rates including, reviewing stalled planning permissions and investing in building new local houses. In order to help maintain a consistent and favourable supply and delivery of development throughout the Plan period, the policies aim to identify and create flexibility for sufficient housing development. To achieve this, the Plan has identified a buffer of approximately 20% in the supply of new land (see Spatial Distribution chapter). This will give greater confidence to meeting delivery targets and also to communities knowing that land for future needs is identified rather than unknown.~~

~~06.08~~06.07 The NPPF recognises that small and medium sized sites can play an important role in meeting housing requirements and can improve delivery as they can be built out relatively quickly. Paragraph ~~68-69~~ of the NPPF requires local planning authorities to identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare. This requirement is met by ~~the Plan~~existing commitments.

~~06.09~~06.08 In addition to ensuring that enough new housing is being delivered, it is important to ensure that the right mix, type and size of new housing is delivered. This will provide a wide choice of homes and contribute towards sustaining mixed communities and demographics. The most up to date Strategic Housing Market Assessment (SHMA) will provide conclusions on the size of property needed in each tenure for the Districts as a whole. Currently, the SHMA (January 2019) provides the most up to date evidence on ~~the each District-wide~~ needs for mix and type of housing ~~across the Districts~~ over the ~~plan~~Plan period. This demonstrates that the greatest need is for two, three- and four-bedroom accommodation. If ~~appropriate~~ new evidence ~~for each District~~ is produced on the mix and type of housing required during the ~~p~~Plan period, this will be made available on the Councils' websites in due course. ~~In addition to the District wide SHMA, local housing needs surveys may give a more localised view on the type and size of new housing required. The appropriate tenure mix of housing development is set out in the relevant affordable housing policies of the Plan.~~

~~06.10~~06.09 In addition to SHMA evidence for each District, communities may also produce their own up to date robust local housing needs surveys which may give a more localised view on the type and size of new housing required. The appropriate tenure mix of housing development is set out in the relevant affordable housing policies of the Plan. Adopted Neighbourhood Plans may also set out an approach to help influence housing type and mix specific to the local area. Equally, regard will also need to be had to the Plan and any supporting evidence to ensure the local housing needs of each District are adequately met.

## Policy SP01 – Housing Needs

~~1. Across the plan area the mix, type and size of the new housing development will be expected to reflect established needs in the most relevant district needs assessment, or any local housing needs surveys where relevant.~~

### Babergh:

~~2.1. In Babergh District ~~the~~ Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district over the ~~p~~Plan period (2018 – 2037).~~

### Mid Suffolk:

~~2. In Mid Suffolk District ~~the~~ Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid Suffolk district over the ~~p~~Plan period (2018 – 2037).~~

~~3. Across the Plan area the mix, type and size of new housing development should be informed by the relevant District needs assessment, or any local housing needs surveys where relevant.~~



## 07 - Affordable Housing

### Policy background and explanation

07.01 ~~This planning policy reflects the size, type and tenure of housing needed for different people in the community. Affordable housing is an identified need within Babergh and Mid Suffolk Districts as required by Paragraph 61 of the NPPF (2019). The Strategic Housing Market Assessment (SHMA) – Part 1 and Part 2 (May 2017) and subsequent SHMA (2014-based Local Housing Need) evidence update (January 2019) were jointly commissioned by Babergh and Mid Suffolk District Councils, Suffolk Coastal and Waveney District Councils (now East Suffolk Council) and Ipswich Borough Council. The SHMA documents provides the evidence to justify the need and requirement for affordable housing. This planning policy reflects the size, type and tenure of housing needed for different people in the community and affordable housing is an identified need within Babergh and Mid Suffolk Districts as required by Paragraph 62 of the NPPF.~~

07.02 Affordable housing is housing for sale or rent, for those whose needs are not met by the market, which includes housing that provides a subsidised route to home ownership and/or is for essential local workers. Annex 2 of the NPPF (20192021) sets out the definition of affordable housing and is split into the following four main categories: affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership. An additional form of affordable housing introduced in 2021 are First Homes<sup>9</sup>, which, post the transitional arrangements, should equate to 25% of the affordable housing provision. However, under the transitional arrangements, this Plan does not address First Homes.

~~07.03 High house prices across Babergh and Mid Suffolk Districts mean that it is difficult for people to purchase or rent a house on the open market. The evidence based SHMA (January 2019) establishes Babergh and Mid Suffolk are within the Ipswich Housing Market Area (HMA). The 2014-based local housing need identifies the overall affordable housing requirement over the plan period is as follows:~~

#### **Babergh District**

~~07.04 The demographic projections identify there is estimated to be a total of 47,198 households that will be resident in Babergh in 2036. This is 1,203 more than the previous SHMA evidence of September 2017. The household type breakdown is as follows: one person 30.3%, Couple with no children 35.1%, Couple with child/children 20.0%, Lone parent 8.1% and other 6.4%. The figures indicate that the number of 'other' households are expected to increase the most in Babergh (albeit from a low base), followed by lone parent households. The number of couples with children is projected to remain largely unchanged.~~

~~07.05 For Babergh, the overall profile of affordable housing appropriate to meet the population over the plan period derived from Local Housing Need is: 13.3% of housing to be Affordable Rented and 13.5% affordable home ownership (of which 6.8% could be Shared Ownership and 6.7% Starter Homes demand rather than requirement) reflecting the mix of housing that would best address the needs of the local population. However, this does not take into account the funding that will be available to help provide subsidised housing, and government policy on the level of funding fluctuates within the national spending review process.~~

<sup>9</sup> <https://www.gov.uk/guidance/first-homes>

~~07.06 The table below shows the tenure & size profile required in Babergh.~~

<b>Babergh Affordable Housing Mix (tenure &amp; size) 2018 – 2036</b>					
<b>Tenure &amp; size</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 or more bed</b>	<b>Total</b>
Shared ownership	134 (26.4%)	165 (32.6%)	156 (30.9%)	51 (10.1%)	506
Social rent & Affordable rent	271 (27.6%)	228 (23.2%)	225 (22.9%)	259 (26.4%)	984
Discount home ownership & starter homes (demand)	106 (21.3%)	173 (34.8%)	145 (29.2%)	72 (14.5%)	496
<b>Total</b>	<b>511</b>	<b>566</b>	<b>526</b>	<b>382</b>	<b>1986</b>
<b>Total per annum</b>	<b>28</b>	<b>32</b>	<b>29</b>	<b>21</b>	<b>110</b>

~~Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% due to rounding.~~

**Mid Suffolk District**

~~07.07 The demographic projections identify there is estimated to be a total of 53,855 households that will be resident in Mid Suffolk in 2036. This is 2,355 more than the previous SHMA evidence of September 2017. The household type breakdown is as follows: one person 27.6%, Couple with no children 37.4%, Couple with child/children 21.9%, Lone parent 8.3% and other 4.8%. The figures indicate that the number of lone parent households are expected to increase the most in Mid Suffolk, followed by ‘other’ households. Couples with children are projected to record the smallest rise.~~

~~07.08 For Mid Suffolk the overall profile of affordable housing appropriate to meet the population over the plan period derived from Local Housing Need is: 12.7% of housing to be Affordable Rented and 10.0% affordable home ownership (of which 5.8% could be Shared Ownership and 4.2% Starter Homes demand rather than requirement) reflects the mix of housing that would best address the needs of the local population. But this does not take into account the funding that will be available to help provide subsidised housing, and government policy on the level of funding fluctuates with the national spending review process.~~

~~07.09 The table below shows the tenure & size profile required in Mid Suffolk.~~

<b>Mid Suffolk Affordable Housing Mix (tenure &amp; size) 2018 – 2036</b>					
<b>Tenure &amp; size</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 or more bed</b>	<b>Total</b>
Shared ownership	147 (25.2%)	187 (32.1%)	148 (25.4%)	100 (17.2%)	583
Social rent & Affordable rent	289 (22.4%)	361 (28.0%)	303 (23.5%)	335 (26.0%)	1,288
Discount home ownership & starter homes (demand)	97 (22.5%)	143 (33.2%)	131 (30.4%)	59 (13.7%)	430
<b>Total</b>	<b>533</b>	<b>691</b>	<b>582</b>	<b>494</b>	<b>2304</b>
<b>Total per annum</b>	<b>30</b>	<b>38</b>	<b>32</b>	<b>27</b>	<b>127</b>

*Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% due to rounding.*

07.03 The LPAs will use planning obligations or legal agreements to secure and deliver affordable housing, to ensure units are kept within the definition of affordable housing and will be available to successive occupiers. There are a number of reasons why affordable housing dwellings may be lost, for example: a tenant's statutory acquisition of a rented dwelling, shared ownership staircasing to 100% or discharge of the charge on a shared-equity dwelling. In all cases the Councils expects the dwelling to be replaced within the respective District, or any receipts arising from the disposal of the dwelling to be recycled to provide further affordable housing in the respective District, whenever possible.

07.04 As set out in the First Homes Written Ministerial Statement of 24 May 2021, Local Plans and Neighbourhood Plans that have reached advanced stages of preparation will benefit from transitional arrangements. Local Plans and Neighbourhood Plans submitted for examination before 28 June 2021, or that have reached publication stage by 28 June 2021 and subsequently submitted for examination by 28 December 2021, will not be required to reflect the First Homes policy requirement. The Plan (Part 1) qualified under the national transitional requirements and so does not reflect the First Homes policy requirement. However, the Councils will address the requirements to reflect the First Homes policy under the future Part 2 Plan.

07.05 For Babergh, the overall profile of affordable housing appropriate to meet the population over the Plan period derived from Local Housing Need is: 26.8%<sup>10</sup>. Not every development will deliver affordable housing, therefore the policy requirement will need to exceed this in order to deliver this need.

**Table 4 Babergh Affordable Housing Mix (tenure & size) 2018 – 2036**

<b>Tenure &amp; size</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 or more bed</b>	<b>Total by tenure</b>
<b>Shared ownership</b>	<b>134 (26.4%)</b>	<b>165 (32.6%)</b>	<b>156 (30.9%)</b>	<b>51 (10.1%)</b>	<b>506 (25.4%)</b>

<sup>10</sup> The Local Housing Need is derived from the SHMA.



<u>Tenure &amp; size</u>	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 or more bed</u>	<u>Total by tenure</u>
<u>Social rent &amp; Affordable rent</u>	<u>271 (27.6%)</u>	<u>228 (23.2%)</u>	<u>225 (22.9%)</u>	<u>259 (26.4%)</u>	<u>984 (49.5%)</u>
<u>Discount home ownership &amp; starter homes (demand)</u>	<u>106 (21.3%)</u>	<u>173 (34.8%)</u>	<u>145 (29.2%)</u>	<u>72 (14.5%)</u>	<u>496 (24.9%)</u>
<u>Total by size</u>	<u>511</u>	<u>566</u>	<u>526</u>	<u>382</u>	<u>1,986</u>
<u>Total per annum</u>	<u>28</u>	<u>32</u>	<u>29</u>	<u>21</u>	<u>110</u>

*Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% and total numbers may differ due to rounding.*

07.06 For Mid Suffolk, the overall profile of affordable housing appropriate to meet the population over the Plan period derived from Local Housing Need is: 22.7%<sup>11</sup>. Not every development will deliver affordable housing, therefore the policy requirement will need to exceed this in order to deliver this need.

**Table 5 Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036**

<u>Tenure &amp; size</u>	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 or more bed</u>	<u>Total by tenure</u>
<u>Shared ownership</u>	<u>147 (25.2%)</u>	<u>187 (32.1%)</u>	<u>148 (25.4%)</u>	<u>100 (17.2%)</u>	<u>583 (25.3%)</u>
<u>Social rent &amp; Affordable rent</u>	<u>289 (22.4%)</u>	<u>361 (28.0%)</u>	<u>303 (23.5%)</u>	<u>335 (26.0%)</u>	<u>1,288 (55.9%)</u>
<u>Discount home ownership &amp; starter homes (demand)</u>	<u>97 (22.5%)</u>	<u>143 (33.2%)</u>	<u>131 (30.4%)</u>	<u>59 (13.7%)</u>	<u>430 (18.6%)</u>
<u>Total by size</u>	<u>533</u>	<u>691</u>	<u>582</u>	<u>494</u>	<u>2,301</u>
<u>Total per annum</u>	<u>30</u>	<u>38</u>	<u>32</u>	<u>27</u>	<u>127</u>

*Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% and total numbers may differ due to rounding.*

07.1007.07 Where viability assessments are submitted, the Councils will expect applicants to clearly set out all of the assumptions and evidence ~~behind the assumption~~ that go into the appraisal. The supply of information must be presented on an open book basis using the ~~Homes and Communities Agency~~ Development Appraisal Tool (DAT

<sup>11</sup> The Local Housing Need is derived from the SHMA.



model)<sup>12</sup> produced by Homes England, including the calculation of residual land value and any cash-flow analysis. There must be no hidden calculations or assumptions in any model or appraisal. Viability assessments will be made publicly available. ~~For the implementation of exceptional circumstances reference must be made to the development management policy on Affordable Housing.~~

~~07.14~~07.08 Development appraisals must include details of the proposed scheme including site area, residential unit numbers, number of habitable rooms, unit size, density and the split between the proposed tenures. Floorspace figures must also be provided for residential uses (gross internal area) by tenure, and non-residential uses in gross internal area (GIA) and net internal area (NIA). Information should be provided relating to the target market of the development and proposed specification, which should be consistent with assumed costs and values. Details of the assumed development programme and the timing of costs and income inputs should be provided.

~~07.09~~ The Councils acknowledge the role that discount home ownership including First Homes and starter homes can play in meeting housing needs, however the Councils' will seek shared ownership and social / affordable rent provision in the first instance.

~~07.10~~ Currently the SHMA provides the most up to date evidence on the District-wide needs for mix and type of housing over the Plan period. In addition, communities may also produce their own up to date robust local housing needs surveys that support an appropriate development type and mix.

~~07.11~~ In exceptional circumstances<sup>13</sup>, the Councils may agree to alter the requirements for affordable housing for viability reasons to ensure that development can be brought forward, and overall housing delivery is not compromised. This would need to be convincingly demonstrated to the relevant Council through a comprehensive viability assessment. However, the tenure and type of affordable housing should be first adjusted to secure viability and best meet the housing needs before any reduction of overall affordable housing provision is considered.

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<sup>12</sup> Homes England – Development Appraisal Tool: <https://www.gov.uk/government/publications/development-appraisal-tool/> or any successor appraisal model.

<sup>13</sup> For example, proposals on brownfield sites/rural exception sites, although this is not an exhaustive list of circumstances and does not mean exceptional circumstances are always acceptable in all other planning terms when assessed as a comprehensive balanced proposal.

## Policy SP02 – Affordable Housing

1. ~~A contribution of 35% affordable housing will be required on sites of ten or more dwellings or 0.5ha or more. The Joint Local Plan (Parts 1 and 2) will assist to deliver 2,096 affordable homes in Babergh and 2,428 affordable homes in Mid Suffolk up to 2037.~~
2. ~~Proposals which provide a greater amount of affordable housing than that set out above will also be permitted, subject to the relevant Plan and Neighbourhood Plan policies. On sites of ten or more dwellings or 0.5ha or more, a contribution of 35% affordable housing will be required on greenfield sites. For brownfield sites a contribution of 25% affordable housing will be required.~~
3. ~~The Plan will assist to deliver 2,096 affordable dwellings in Babergh and 2,428 affordable dwellings in Mid Suffolk up to 2037. Proposals which provide a greater amount of affordable housing than that set out above will also be permitted, subject to the relevant Plan and Neighbourhood Plan policies.~~
4. ~~Proposals for new affordable housing will be expected to have regard to the mix and type of housing needs identified in the most relevant district needs assessment evidence supported by the Council. Across the Plan area, the mix, type and size of new affordable housing development should be informed by the relevant district needs assessment or any local housing needs survey. In exceptional circumstances, where it is evidenced and justified convincingly demonstrated, and the Council is satisfied that the required provision of affordable housing is not viable, the relevant Council may agree to vary the requirement for affordable housing. An agreed viability assessment format will be required to demonstrate this.~~
5. ~~The Councils will expect affordable housing provision to be met on-site unless:
  - a. ~~Off-site provision or an appropriate financial contribution in lieu can be robustly justified; and~~
  - b. ~~the agreed approach contributes to the objective of creating mixed and balanced communities.~~~~
6. ~~Affordable housing must be well-designed and where other types of housing are delivered it must be integrated within the development.~~
7. ~~Development proposals must avoid artificial or contrived subdivision of a landholding in related ownership to circumvent requirements.~~

## 08 - Settlement Hierarchy The sustainable location of new development

### Policy background and explanation

08.01 As detailed in the Introduction chapter, this Plan is focused upon setting out the strategic and non-strategic policies for the Plan area. However, a Part 2 Plan is anticipated to address further issues including, a settlement hierarchy, the spatial housing strategy, the approach to Gypsy, Travellers and Travelling Showpeople, houseboat dwellers and any potential new allocations needed. In the meantime, this policy identifies how growth is expected to come forward in the Plan area.

08.02 The Joint Local Plan (Part 1 and Part 2) needs to plan for development in the right locations to meet the identified local housing and economic needs across the Plan area. Growth has many key benefits, including the securing of greater local investment, adapting and enhancing the local environment to modern living contexts, creating local job opportunities and ensuring local people have suitable and affordable homes to live in.

~~08.04~~08.03 In considering the broad locations for new development, national planning policy requires that sustainable development be applied through balancing social, economic and environmental objectives. Development needs to be accommodated in settlements where the need to travel can be reduced, through good access to facilities and services and where significant adverse impacts can be avoided or mitigated. ~~In combination with the spatial distribution, the settlement hierarchy acts as a useful tool to enable these objectives to be met.~~ National policy also emphasises the importance of recognising the intrinsic character of the countryside. To this end the plan seeks to restrict most development outside defined settlement boundaries.

~~08.02~~ The Babergh and Mid Suffolk Ipswich fringe areas have historically been strategic designations, as growth areas in recognition of the cross-boundary influence of the county town of Ipswich as a regional service centre. This strategic area will remain in the Babergh and Mid Suffolk Joint Local Plan. Similarly, settlements previously identified as Urban Areas and Market Towns in the previous adopted development plans, will continue to be identified as such. This is in recognition of the significant service and facility provision they make to the wider catchment area.

~~08.03~~ A weighted scoring system has been used to indicate the relative sustainability of villages, by identifying Core Villages, Hinterland Villages and Hamlets Villages. Due to the dispersed nature of some settlements in Babergh and Mid Suffolk, the settlement hierarchy assesses the sustainability of settlements themselves, rather than the wider parish. Settlements that do not have ten or more well related dwellings have not been identified in the settlement hierarchy. Such settlements are addressed in the Hamlets and Clusters of Development in the Countryside policy.

~~08.04~~ Each category of settlements will be required to contribute towards the future growth of the Districts. It is important that development is proportionate to the provision of services and facilities within those settlements, and as such, the Ipswich Fringe, Market Towns/Urban Areas and Core Villages categories will take the largest levels of growth. The settlement hierarchy needs to be considered in combination with the Spatial Distribution. However, all settlements within each category are not equal, and there will be some variance in levels of growth dependent upon a number of factors,

~~including the availability of suitable development sites, infrastructure capacity and considerations of the built and natural environment.~~

08.04 The existing settlement boundaries have been in place for some time and are well-understood by local communities, landowners, and developers. Whilst many of the extant planning permissions for new housing development are outside these boundaries, this will not prevent them coming forward. A review of settlement boundaries on a comprehensive and consistent basis is a substantial undertaking and to carry out such work at the present time would be likely to significantly delay the adoption of the Plan (Part 1). The settlement boundaries will be reviewed as part of the Part 2 Plan but until that point it is considered that the existing boundaries, applied through policy SP03, will enable the districts' development needs to be met whilst also recognising the intrinsic character of the countryside.

## **Policy SP03 - Settlement Hierarchy** **The sustainable location of new development**

- ~~1. In all cases the scale and location of development will depend upon the role of settlements within the settlement hierarchy defined in Table 2 and Table 3, the spatial distribution, the capacity of existing physical and social infrastructure or new/enhanced infrastructure, as well as having regard to the natural, built and historic environment. Development which would lead to visual or physical coalescence of settlements will not be supported.~~
- ~~2. Ipswich Fringe settlements, Market Towns/Urban Areas and Core Villages will act as a focus for development, which will be delivered through site allocations in the Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies.~~
- ~~3. Settlement boundaries have been created as defined on the Policies Map in order to demonstrate the extent of land which is required to meet the development needs of the Plan. New allocations are included within the defined settlement boundaries. The principle of development is established within settlement boundaries, subject to the other policies in the Plan. Outside of the defined boundaries in isolated locations development will only be permitted in exceptional circumstances.~~
- ~~4. Development within settlement boundaries will be permitted where:
  - a) Design is sympathetic to its surrounding and demonstrates high-quality design by having regard to the relevant policies of the Plan;
  - b) A high standard of hard and soft landscaping, appropriate for the location is used;
  - c) Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and
  - d) The cumulative impact of proposals will be a material consideration.~~
1. New housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with the relevant policies of the Plan and any allocations which are made in the forthcoming Part 2 Plan.
2. Settlement boundaries are defined on the Policies Map. These boundaries were established in earlier Local Plans and Core Strategies and have not been reviewed as part of the Plan but are carried forward without change at the present time. The principle of development is established within settlement boundaries in accordance with the relevant policies of this Plan. Outside of the settlement boundaries, development will normally only be permitted where the site is allocated for development, or in a made Neighbourhood Plan, or is specifically permitted by other relevant policies of this Plan, or it is in accordance with paragraph 80 of the NPPF (2021).
3. Settlement boundaries will be reviewed, and if necessary revised, as part of the preparation of the Part 2 Plan.



**Table 2 – Babergh Settlement Hierarchy**

<b>Classification</b>	<b>Settlement</b>	
<b>Babergh Ipswich Fringe</b>	<b>Belstead</b> <b>Copdock and Washbrook</b> <b>Pinewood</b>	<b>Sproughton</b> <b>Wherstead – Bourne Hill</b> <b>Wherstead Park</b>
<b>Babergh Market Towns and Urban Areas</b>	<b>Hadleigh</b> <b>Pinewood*</b>	<b>Sudbury</b>
<b>Babergh Core Villages</b>	<b>Acton</b> <b>Bildeston</b> <b>Boxford</b> <b>Brantham</b> <b>Bures St Mary</b> <b>Capel St Mary</b> <b>East Bergholt</b>	<b>Glemsford</b> <b>Great Cornard</b> <b>Holbrook</b> <b>Lavenham</b> <b>Long Melford</b> <b>Nayland with Wissington</b> <b>Shotley Street</b> <b>Sproughton*</b>
<b>Babergh Hinterland Villages</b>	<b>Assington</b> <b>Belstead*</b> <b>Bentley</b> <b>Burstall</b> <b>Chelmondiston</b> <b>Chilton</b> <b>Cockfield – Howe Lane</b> <b>Copdock and Washbrook*</b> <b>East Bergholt – East End</b> <b>Elmsett</b> <b>Great Waldingfield</b> <b>Hartest</b> <b>Hintlesham</b> <b>Hitcham</b>	<b>Kersey</b> <b>Monks Eleigh</b> <b>Newton</b> <b>Polstead – Church</b> <b>Raydon</b> <b>Shotley Gate</b> <b>Stoke by Nayland</b> <b>Stratford St Mary</b> <b>Stutton</b> <b>Tattingstone – Church</b> <b>Whatfield</b> <b>Wherstead – Bourne Hill*</b> <b>Wherstead Park*</b>
<b>Babergh Hamlet Villages</b>	<b>Acton – Newman’s Green</b>	<b>Lawshall – Bury Road</b>



Classification	Settlement	
<b>Babergh Hamlet Villages</b> <i>Continued.</i>	<del>Aldham</del>	<del>Lawshall—Lambs Lane</del>
	<del>Alpheton</del>	<del>Lawshall—Street</del>
	<del>Alpheton—Bridge Street</del>	<del>Lawshall—Lawshall Green</del>
	<del>Boxford—Calais Street</del>	<del>Layham—Lower</del>
	<del>Boxford—Stone Street</del>	<del>Layham—Upper</del>
	<del>Boxted</del>	<del>Leavenheath—Harrow Street</del>
	<del>Brantham—Stutton Road</del>	<del>Leavenheath—High Road</del>
	<del>Brent Eleigh</del>	<del>Leavenheath—Honey Tye</del>
	<del>Brettenham—</del>	<del>Lindsey—Church</del>
	<del>Chattisham</del>	<del>Lindsey Tye</del>
	<del>Chelmondiston—Pin Mill</del>	<del>Little Cornard—Bures Road</del>
	<del>Chelmondiston—Ling’s Lane</del>	<del>Little Cornard—Upper Road</del>
	<del>Chelsworth</del>	<del>Little Waldingfield</del>
	<del>Cockfield—Cross Green</del>	<del>Milden</del>
	<del>Cockfield—Great Green</del>	<del>Monks Eleigh—Swingleton Green</del>
	<del>Cockfield—Mackenzie Place</del>	<del>Nedging Tye</del>
	<del>Cockfield—Windsor Green</del>	<del>Polstead—Bower House Tye</del>
	<del>Cornard Tye</del>	<del>Polstead—Hadleigh Heath</del>
	<del>Edwardstone—Mill Green</del>	<del>Polstead—Heath, Mill Street, Whitestreet Green</del>
	<del>Edwardstone—Sherbourne Street</del>	<del>Preston St Mary</del>
	<del>Elmsett—Rookery Road</del>	<del>Preston St Mary—Whelp Street</del>
	<del>Erwarton</del>	<del>Raydon—Lower Raydon</del>
	<del>Freston</del>	<del>Shimpling Street</del>
	<del>Great Cornard—Prospect Hill</del>	<del>Shotley—Church</del>
	<del>Great Waldingfield—Church</del>	<del>Somerton</del>
	<del>Great Waldingfield—Upsher Green</del>	<del>Stanstead</del>
	<del>Groton</del>	
	<del>Groton—Castlings Heath</del>	
	<del>Harkstead</del>	

<b>Classification</b>	<b>Settlement</b>	
	Hartest – Cross Green Higham Hitcham – Cross Green Hitcham – The Drive Hitcham – The Water Run Holbrook – Lower Holton St Mary Kersey – Kersey Tye Kersey – Wickerstreet Green Kettlebaston	Stoke by Nayland – Thorington Street Tattingstone – Heath Tattingstone – White Horse Thorpe Morieux Wattisham Wenham Magna Woolverstone

*\*Located within the Ipswich Fringe*

**Table 3 – Mid Suffolk Settlement Hierarchy**

<b>Classification</b>	<b>Settlement</b>	
<b>Mid Suffolk Ipswich Fringe</b>	Barham – Sandy Lane Barham – Bell's Cross Road Bramford Claydon with part Barham	Great Blakenham Great Blakenham – Old Bell House Whitten
<b>Mid Suffolk Market Towns and Urban Areas</b>	Eye Needham Market	Stowmarket
<b>Mid Suffolk Core Villages</b>	Bacton Botesdale and Rickinghall Bramford* Claydon with part Barham* Debenham Elmswell Haughley	Mendlesham Stowupland Stradbroke Thurston Walsham-le-Willows Woolpit
<b>Mid Suffolk Hinterland Villages</b>	Badwell Ash Barham – Sandy Lane* Barking	Mendham – Church Metfield Norton

Classification	Settlement	
	<p><del>Beyton</del></p> <p><del>Brome</del></p> <p><del>Coddenham</del></p> <p><del>Combs</del></p> <p><del>Creeting St Mary</del></p> <p><del>Earl Stonham – Forward Green</del></p> <p><del>Felsham</del></p> <p><del>Finningham</del></p> <p><del>Fressingfield</del></p> <p><del>Gislingham</del></p> <p><del>Great Blakenham*</del></p> <p><del>Great Finborough</del></p> <p><del>Henley</del></p> <p><del>Hessett</del></p> <p><del>Horham</del></p> <p><del>Hoxne – Cross Street/Heckfield Green</del></p> <p><del>Hoxne – Low Street</del></p> <p><del>Laxfield</del></p> <p><del>Mellis</del></p>	<p><del>Occold</del></p> <p><del>Old Newton</del></p> <p><del>Onehouse</del></p> <p><del>Palgrave</del></p> <p><del>Rattlesden</del></p> <p><del>Redgrave</del></p> <p><del>Somersham</del></p> <p><del>Stonham Aspal</del></p> <p><del>Stonham Parva</del></p> <p><del>Stuston</del></p> <p><del>Thorndon</del></p> <p><del>Thwaite</del></p> <p><del>Tostock</del></p> <p><del>Wattisham Airfield</del></p> <p><del>Wetheringsett – Cum – Brockford – Church</del></p> <p><del>Whitton*</del></p> <p><del>Wortham</del></p> <p><del>Yaxley</del></p>
<p><del>Mid Suffolk Hamlet Villages</del></p> <p><del>Mid Suffolk Hamlets</del></p> <p><i>Continued.</i></p>	<p><del>Ashbocking</del></p> <p><del>Ashfield cum Thorpe</del></p> <p><del>Athelington</del></p> <p><del>Bacton – Earl's Green</del></p> <p><del>Bacton – Station Road</del></p> <p><del>Bacton – Cow Green</del></p> <p><del>Badwell Ash – Long Thurlow</del></p> <p><del>Barham – Bell's Cross Road*</del></p> <p><del>Battisford</del></p> <p><del>Battisford Tye</del></p> <p><del>Baylham</del></p>	<p><del>Kenton</del></p> <p><del>Langham</del></p> <p><del>Little Blakenham</del></p> <p><del>Mendham – Withersdale Road</del></p> <p><del>Mendham – Withersdale Street</del></p> <p><del>Mendlesham – Green</del></p> <p><del>Mickfield</del></p> <p><del>Norton – Little Green, Ashfield Road</del></p> <p><del>Oakley</del></p>

Classification	Settlement	
<p><b>Mid Suffolk Hamlets</b> <i>Continued.</i></p>	Bedfield – Little Green	Offton – Church
	Bedfield – Long Green	Offton – Place
	Bedingfield – Church	Old Newton – Church
	Bedingfield – Street	Pettaugh
	Brundish	Rattlesden – Poystreet
	Burgate	Green, Top Road
	Buxhall	Redlingfield
	Combs – Moats Tye	Ringshall Stocks
	Cotton	Rishangles
	Creeting St Mary – Dunche’s Lane	Stoke Ash
	Creeting St Mary – Jack’s Green	Stonham Aspal – Mill Green
	Creeting St. Peter	Stowlangtoft – Church
	Crowfield	Stowlangtoft – Kiln Lane
	Denham	Stowupland – Saxham Street
	Drinkstone	Syleham
	Drinkstone Green	Thornham Magna
	Earl Stonham – Angel Hill	Thrandeston
	Earl Stonham – Middlewood Green	Wattisfield
	Flowton	Westhorpe
	Framsden	Wetherden
	Gedding	Wetheringsett – Cum-Brockford – Brockford Street
	Gipping	Wetheringsett – Cum-Brockford, Wetherup Street and Park Green
	Gosbeck	Weybread
	Great Ashfield	Wickham Skeith
	Great Blakenham – Old Bell House*	Wickham Street
	Great Bricett	Wilby
	Great Finborough – Borough Lane	Wilby – Russel’s Green
	Harleston	

Classification	Settlement	
	<del>Haughley – Green</del>	<del>Willisham</del>
	<del>Haughley – New Street</del>	<del>Wingfield</del>
	<del>Helmingham</del>	<del>Winston</del>
	<del>Hemingstone</del>	<del>Woolpit – Borley Green,</del>
	<del>Hinderclay</del>	<del>Green, Heath</del>
	<del>Hunston</del>	<del>Worlingworth</del>
		<del>Wortham – Magpie Green</del>
		<del>Wortham – Rectory Road</del>
		<del>Wyverstone</del>

*~~\*Located within the Ipswich Fringe~~*

## 09 - Spatial Distribution Gypsy and Traveller and Travelling Showpeople

### Context

~~09.01 The Councils need to plan the right locations to meet the identified local housing and economic needs across the district areas. Growth has many key benefits, including the securing of greater local investment, adapting and enhancing the local environment to modern living contexts, creating local job opportunities and ensuring local people have suitable and affordable homes to live in.~~

~~09.01 National planning policy for Gypsies and Travellers is set out in Planning Policy for Traveller Sites (2015) and requires planning authorities to use their evidence to plan positively to meet the needs of Gypsies and Travellers and Travelling Showpeople.~~

~~09.02 Current needs are identified through the Ipswich Housing Market Area Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) (May 2017), which will be superseded by a new or updated assessment identifying needs for Babergh and Mid Suffolk Districts produced alongside a Part 2 Plan, and will identify sites for allocation if necessary.~~

### **Policy SP04 – Provision for Gypsy and Traveller and Travelling Showpeople**

- 1. Proposals for the development of sites for Gypsies and Travellers and Travelling Showpeople, within or outside settlement limits, will be approved where they accord with the Planning Policy for Traveller Sites and Policy SP09.**
- 2. Sites with permission for these uses or in current use, will be protected for these uses unless it can be demonstrated they are no longer required to meet the district-wide need.**

### Housing

~~09.02 Since the 2001 Census, both Districts have delivered housing growth predominantly in the rural areas (approximately 60%). In recent years, both Babergh and Mid Suffolk Districts have experienced difficulty in meeting the identified housing targets for the respective areas and have had a limited number of allocated sites. The Councils are working to address this, including the production of an 'Action Plan' to focus upon the timely delivery of new housing. This Plan has identified a supply of development from April 2018 up to March 2037. In constructing the spatial distribution of this Plan, the Councils have been mindful of the inherent market strengths within the area and have sought to ensure that the most suitable and deliverable sites are proposed. In many instances, this requires the complex alignment with infrastructure improvement programmes and investment to ensure that growth is planned in a sustainable manner.~~

~~09.03~~ A significant number of Neighbourhood Plans (NPs) are emerging throughout the Plan area, with a range of local issues and objectives being planned for. The District Councils have produced minimum housing requirement figures for these areas to assist the NP groups in the formation and progression of these plans. In identifying the respective NP requirement figures, the Councils have been mindful of their duty to ensure that the overall district Plan requirement figures can be met.

~~09.04~~ Planning permissions yet to be completed as of 1<sup>st</sup> April 2018 are counted, leaving a residual amount to be found from new development locations. The total housing numbers in the Plan have been identified by combining the outstanding dwellings with planning permissions as of 1<sup>st</sup> April 2018, with new development locations set out in the Plan.

~~09.05~~ Cumulatively, allocations of importance to delivery of the Plan (in particular key infrastructure delivery and meeting local housing need) will be attributed to new housing growth in the following criteria:

- ~~•~~ Key sites in the Ipswich Fringe
- ~~•~~ Settlements along the A14/mainline railway corridor (Mid Suffolk)
- ~~•~~ Settlements along the A12/mainline railway corridor (Babergh)
- ~~•~~ Settlements requiring new school and/or healthcare sites.

~~09.06~~ The transport corridors of the A12, A14, A140 and railway lines within the area have a strong effect upon market forces and demand for both housing and employment land. Compatible growth along these areas can help to reduce the need to travel by ensuring closer location of where people live, relative to shops, services and employment. However, Babergh and Mid Suffolk are both rural districts, with a wide variety of settlement types and it is important that all communities throughout the area are helped to maintain vitality and services. Consistent with national planning policy, this Plan seeks to create flexibility and diversity with policies for appropriate rural growth.

## **Spatial approach**

~~09.07~~ The spatial distribution of housing set out in this Plan seeks to secure a balance to growth in the strategic transport corridor areas, as well as ensuring that other market towns and rural communities' benefit from appropriate growth. A diversity of site sizes and locations are proposed which will help to maintain delivery at the scale to meet district targets. The Councils will closely monitor the ongoing annual delivery rates of housing across the Plan area and will take appropriate, pro-active action, if it is required to address delivery performance issues.

~~09.08~~ The specific new development locations are identified on the Policies Maps at the end of the document. The new development locations have been identified with consideration to consultation responses, the availability and deliverability of sites, the preferred spatial distribution pattern, the sensitivities and constraints of the area (eg. flood zones, heritage features and landscape designations etc) and the infrastructure capacity and opportunities (eg. schools and healthcare etc). Sites judged to perform best overall against the above criteria and evidence base outcomes have been proposed in this document.

~~09.09~~ Windfall sites are defined as sites not specifically identified in the development plan. As evidenced in the latest Annual Monitoring Report, in the last four years, the volume of windfall dwelling completions has been significant, with a total of approximately 600



~~dwellings in Babergh and approximately 1,000 dwellings in Mid Suffolk. In addition to the supply of housing land identified in the Plan, the Councils have also included an allowance for new 'windfall' development of 500 dwellings (28 dwellings per annum) for each district. This is considered a measured and reasonable allowance given the recent historic rates of windfall and abundance of new allocations identified in the Plan.~~

~~09.10 Whilst a new settlement approach has been discounted in this Plan, the Councils are mindful to give consideration to the longer term prospect of planning for a new settlement at the Plan review (due to be undertaken within 5 years of this Plan adoption). Some of the key criteria for the broad location of a new settlement would likely include:~~

- ~~a. Significant land for a genuine discrete new settlement, or the realistic prospect for transformational development, both in nature and scale, of an existing settlement;~~
- ~~b. Opportunities for significant re-use of brownfield land;~~
- ~~c. Opportunities for improvement and integration of strategic transport routes;~~
- ~~d. Accessibility to job concentrations, or the realistic prospect for significant new employment land located with new homes; and~~
- ~~e. Opportunities to optimise new infrastructure delivery.~~

## **Policy SP04 – Housing Spatial Distribution**

**From April 2018 to March 2037, the broad distribution of new additional housing provision will be as follows:**

### **Babergh**

Settlement Hierarchy	OPPs* (at 01/04/18)	New homes (2018-2037)	Total homes (2018-2037)
Ipswich Fringe	289	1,757	2,046 (21%)
Market Towns and Urban Areas	1,731	1,430	3,161 (33%)
Core Villages	1,288	1,411	2,699 (28%)
Hinterland Villages	582	284	866 (9%)
Hamlets	146	193	339 (4%)
'Windfall'	-	500	500 (5%)
<b>Total</b>	<b>4,036</b>	<b>5,575</b>	<b>9,611</b>

\*Outstanding planning permission. ( % may not sum due to rounding)

### **Mid Suffolk**

Settlement Hierarchy	OPPs* (at 01/04/18)	New homes (2018-2037)	Total homes (2018-2037)
Ipswich Fringe	526	1,192	1,718 (14%)
Market Towns and Urban Areas	1,124	2,842	3,966 (31%)
Core Villages	1,464	3,297	4,761 (38%)
Hinterland Villages	517	750	1,267 (10%)
Hamlets	200	204	404 (3%)
'Windfall'	-	500	500 (4%)
<b>Total</b>	<b>3,831</b>	<b>8,785</b>	<b>12,616</b>

\*Outstanding planning permission. ( % may not sum due to rounding)

**All identified home numbers are minimum figures. Allocations and settlement boundaries are identified on the Policies Map.**

### **Neighbourhood Plans**

**In order to assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements set out in Table 4. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so.**

## **Table 4 – Minimum housing requirement for NP Areas**

### **Babergh**

09.11 The numbers contained within the table include outstanding planning permissions (OPPs) granted as of 1st April 2018. If outstanding planning permissions granted as of 1<sup>st</sup> April 2018 expire during the lifetime of the Plan, then the corresponding offset

~~number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total homes requirement~~

<b>Neighbourhood Plan Area</b>	<b>Identified OPPs (as of 01/04/18)</b>	<b>Total homes required</b>
Aldham	4	43
Assington	38	38
Bentley	32	52
Bexford	8	43
Capel St Mary	142	792
Chelmondiston	13	52
Chilton	11	161
Copdock and Washbrook	36	274
East Bergholt	12	241
Elmsett	8	49
Glemsford	37	37
Great Waldingfield	7	39
Hadleigh	125	871
Hartest	12	42
Hitcham	5	47
Holbrook	58	65
Lavenham	98	118
Lawshall	3	23
Leavenheath	4	44
Little Cornard	3	3
Little Waldingfield	4	4
Long Melford	217	367
Newton	23	23
Sproughton	84	1,514
Stoke by Nayland	4	27
Stutton	11	65
Whatfield	4	4

<b>Neighbourhood Plan Area</b>	<b>Identified OPPs (as of 01/04/18)</b>	<b>Total homes required</b>
Woolverstone	16	26

**Mid Suffolk**

09.12 The numbers contained within the table include outstanding planning permissions granted as of 1st April 2018. If outstanding planning permissions (OPPs) granted as of 1<sup>st</sup> April 2018 expire during the lifetime of the Plan, then the corresponding offset number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total requirement.

<b>Neighbourhood Plan Area</b>	<b>Identified OPPs (as of 01/04/18)</b>	<b>Total homes required</b>
Ashbocking	4	19
Battisford	3	12
Beyton	11	30
Botesdale & Rickinghall	43	194
Debenham	16	261
Diss & District (covering the parishes of Brome & Oakley, Palgrave and Stuston)	49	64
Drinkstone	1	1
Elmswell	480	834
Eye	291	663
Fressingfield	38	56
Haughley	7	199
Hoxne	13	43
Laxfield	35	97
Mendlesham	86	161
Needham Market	311	512
Old Newton with Dagworth	11	141
Redgrave	2	11
Stowupland	191	652
Stradbroke	67	282
Thorndon	55	75

<b>Neighbourhood Plan Area</b>	<b>Identified OPPs (as of 01/04/18)</b>	<b>Total homes required</b>
Thurston	490	1,489
Walsham le Willows	8	90
Wilby	7	7
Woolpit	18	717

## **Economic**

### **Economic Growth**

09.13 Babergh and Mid Suffolk District Council's support a strong, responsive and competitive economy, by supporting economic activity and encouraging investment in skills and innovation in order to drive and increase productivity (Joint Strategic Plan 2016 – 18 / Open for Business, Economic Strategy, 2018).

09.14 Overall, the Lichfields Sector Needs Assessment (2017) indicates that Babergh and Mid Suffolk have modest net additional employment land requirements. In quantitative terms, there is considered to be adequate land to meet baseline objectively assessed need (OAN) over the plan period, given the modest baseline forecast in both areas. The allocations are predominantly on the former Sproughton Sugar Beet site / Sproughton Enterprise Park and the Stowmarket Mill Lane/Gateway 14 site, supported by small parcels of available land across the Districts' identified employment locations along the strategic transport corridors, a number of which have planning permission. Planning permissions yet to be completed as of 1st April 2018 have been assumed, leaving a residual amount to be found from new development locations

09.15 However, whilst the baseline land forecast indicates modest land requirements over the Plan period, it is important that there is flexibility to meet the changing demands of the economy, there is a general *qualitative* need to improve premises options and update or replace ageing stock to meet modern energy efficiency performance demands, architectural attractiveness and premises format needs. Availability of sites with good infrastructure in road, rail, and high speed broadband and 5G is important for maintaining economic prosperity. The future prosperity of the Districts is dependant upon the diversity of available employment land and, where possible, retaining the existing economic base. This is not necessarily in terms of maintaining a land area, but rather being flexible in securing business retention and expansion in challenging economic circumstances.

09.16 Flexibility to accommodate net strategic growth on strategic employment sites is essential to securing the future prosperity of the area. There are 9 main Strategic employment areas:

- Stowmarket
- Sudbury
- Villages around Ipswich (Claydon & Great Blakenham, Sproughton, Wherstead)
- Acton
- Eye

- Hadleigh
- Needham Market
- Raydon
- Woolpit

09.17 It is important that the flexibility to enable economic investment is balanced with the need to safeguard the network of sites, which have a central role in supporting economic activity across Babergh and Mid Suffolk. Proposals for net additional land must demonstrably enhance overall economic position and will not jeopardise the ongoing retention of the existing employment uses. There is a need to ensure that employment opportunities exist throughout the Districts' villages, to help to create sustainable communities and reduce the rate of out-commuting. The economic importance of supporting the retention of a network of medium and small-scale clusters; both the larger single user-occupied and the clusters of local businesses that provide local employment opportunities throughout the villages. Cumulatively these sites ensure the economic sustainability of Babergh and Mid Suffolk. Detailed policies to address the protection in the diversity in the type, scale and location of employment sites are set out in Part 2.

09.18 With the aim of supporting key employment sectors in the locality there are 3 enterprise zones designated across Babergh and Mid Suffolk:

1. Stowmarket Enterprise Park, Gateway 14, Mill Lane – a designated Enterprise Zone (EZ) site that extends to approximately 52 ha, of which 34 ha is developable land. The Enterprise Parks sits within Gateway 14. The EZ site is also a designated Food Enterprise Zone (FEZ). This designated Enterprise Zone site will focus upon providing serviced employment land for development focussed upon business and employment use and distribution.
2. Sproughton Enterprise Park – The site is around 52 hectares and lies on the western edge of the Ipswich built up area. The site is allocated for employment uses in the current Babergh Core Strategy. The previously developed area is estimated to be in the region of 35.5ha, and the EZ is 14ha.
3. The Orwell Food Enterprise Zone at Wherstead, offers business incentives to businesses in the food and beverage industries.

## Policy background and explanation

### Context

09.19 Babergh and Mid Suffolk are located within the Ipswich Economic Area (IEA), along with Ipswich and Suffolk Coastal (now part of East Suffolk). Within the IEA, the A14 road and rail corridor is the main arterial route for goods between Europe and the distribution warehouses in the English midlands. The corridor also aligns with the key commercial property market in the IEA from Felixstowe westwards to Stowmarket (Lichfields, 2017). The Cambridge Economic Area adjoins further to the west at Bury St Edmunds. The A140 and A12 also provide key arterial routes for the movement of goods and business activity. Elsewhere in the IEA the commercial centres of Hadleigh and Sudbury contain localised markets. Rural and agricultural areas make up the rest of the IEA with 11,300 square kilometres (or 4,366 square miles) classified as rural representing 94% of the total area (Lichfields, 2017).

09.20 Spatially in Mid Suffolk, commercial activity is concentrated in and around the A14 corridor. The largest hub is at Stowmarket, followed by Needham Market, Great Blakenham and Claydon. The District's industrial market is relatively strong within

~~Stowmarket, particularly focussed on manufacturing, distribution and logistics activity (Lichfields, 2017) including Muntons, PPG, Bacton Transport and Truck East. There is also a major employment hub on the former WWII airfield site at Eye to the north of the District which hosts manufacturers, wholesalers and agriculture businesses. Villages such as Mendlesham and Woolpit accommodate industrial estate employment. Outside the main centres, the majority of rural employment sites in Mid Suffolk are relatively small and have grown organically in the location to serve local needs.~~

~~09.21 Babergh District is also largely rural in nature, with the economic hubs located in the market towns of Sudbury and Hadleigh. Employment is concentrated around the Ipswich administrative area at Copdock Interchange Retail Park and Farthing Road Industrial Estate (Sproughton). Many smaller settlements contain clusters of businesses, such as at Bildeston. There are clusters of tourism businesses at Lavenham and Long Melford. The remainder of the District comprises rural businesses with diverse property needs.~~

~~09.22 The approach set out in the Plan seeks to maintain the geographical range and diversity of employment land across the District areas, whilst also recognising that there is a need for policy flexibility to enable the demands of future economic needs and investment to be accommodated. A balance must be struck between safeguarding existing sites, which are vital to the area, whilst supporting new investment, which will enhance the overall economic base.~~

~~09.23 Across Babergh and Mid Suffolk employment sites tend to comprise of the following:~~

#### Strategic Employment Locations

- ~~• These employment sites are of strategic importance to the District wide economy. They are functioning well and will remain the main core of industrial land and premises within the Districts. The business estates in these areas are generally operating at capacity.~~
- ~~• Sudbury, Hadleigh, Acton, Claydon and Great Blakenham, Sproughton, Wherstead, Stowmarket, Needham Market, Woolpit & Eye.~~
- ~~• Within the Strategic sites are three (Food) Enterprise Zones: Sproughton Sugar Beet Regeneration site, Mill Lane/Gateway14 Stowmarket, and at Wherstead.~~

~~09.24 Strategic Regeneration opportunities are provided at the former Sugar Beet Factory at Sproughton and Brantham Regeneration Site in the South of Babergh; both of which have a long-established industrial heritage.~~

#### Business and Enterprise Hubs

- ~~• Cumulatively important, the hubs provide a network of over 100 smaller sites are dispersed throughout the Districts, providing lower cost premises to SME businesses in the many small settlements.~~
- ~~• Clusters containing multiple, often self supporting businesses.~~
- ~~• Often converted from agricultural use these areas have developed organically over time.~~



## **~~Policy SP05 – Employment Land~~**

- ~~1) In order to support and encourage sustainable economic growth and ensure a continuous range and diversity of sites and premises are available to meet current and potential future economic needs the strategic employment sites (as identified on the policies map) shall be protected and their proposed expansion supported in principle:
  - ~~a) Stowmarket – Charles Industrial Estate; Gipping Employment Corridor; Mill Lane~~
  - ~~b) Sudbury – Chilton Industrial Estate, Delphi Site Churchfield Road (part Chilton parish) and Northern Road; Wood Hall Business Park~~
  - ~~c) Villages around Ipswich
    - ~~i) Claydon & Great Blakenham – Gipping and Claydon Business Park~~
    - ~~ii) Wherstead – Wherstead Business Park~~
    - ~~iii) Sproughton – Former Sugar Beet Factory Site; Farthing Road Industrial Estate~~~~
  - ~~d) Acton – Bull Lane~~
  - ~~e) Eye – Eye Airfield~~
  - ~~f) Hadleigh – Lady Lane~~
  - ~~g) Needham Market – Lion Barn~~
  - ~~h) Raydon – Notley Enterprise Park~~
  - ~~i) Woolpit – Lady’s Well; Lawn Farm; Brickworks; Woolpit Business Park~~~~
- ~~2) The ongoing economic led regeneration at Brantham and at the Former Sproughton Sugar Beet Factory regeneration sites is supported. Development at the Brantham site must be sensitive to the estuarine/coastal location, which is in close proximity to the AONB, in relation to landscape, biodiversity, potentially flood risk, and, where relevant, the historic environment. This site could offer significant potential for biodiversity net gain as well as landscape improvements to reflect its location close to the AONB and coast. Similarly, regeneration at the Former Sproughton Sugar Beet Factory, must be sensitive to landscape, biodiversity (with consideration given to potential for biodiversity new gain) and heritage assets and sensitivity.~~
- ~~3) Existing employment uses should be retained. These sites will generally be expected to continue to provide for local employment over the plan period. If sites are to be redeveloped for alternative non-employment uses, the alternative provision (a “land swap”) and / or contributions to enable alternative employment provision must be secured.~~
- ~~4) Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E on the strategic employment sites will be considered on their individual merits. This will apply to all unimplemented extant relevant permissions (prior to September 2020) whether in full or in part. Prior to submission applicants should engage with the Local Planning Authority (LPA) to agree the required assessment work in support of any proposal~~

- ~~5) In determining applications for new employment development weight shall be given to proposals which make provision for skills and training packages which are supported by the LPA.~~
- ~~6) To ensure a deliverable supply of employment sites to meet accommodate the changing needs of the economy, development of net additional employment uses along the strategic transport corridors (A12, A14 and A140) shall be supported in principle, subject to:~~
- ~~a. The applicant demonstrates that any proposal is deliverable and would enhance provision which can not be accommodated on existing employment sites;~~
  - ~~b. All proposals demonstrate adequate highway capacity and access. There must be included sufficient off-road parking for the use on site to the satisfaction of the LPA;~~
  - ~~c. All proposals ensure provision of accessibility to public transport, including walking and cycling provision~~
  - ~~d. The site design and layout must be sensitive to the surroundings, including any landscape, heritage and biodiversity assets;~~
  - ~~e. Prioritisation must be given to development on brownfield PDL.~~
  - ~~f. All new buildings must demonstrate high quality design, by having regard to the relevant policies of the Plan.~~

### **Policy SP06 – Retail and Town Centre Uses**

- ~~1) Proposals for new retail and main town centre uses in the Plan area should be supported in the defined Sudbury, Hadleigh, Stowmarket town centres areas (as defined on the Policies Map) and other town centres that are defined in made Neighbourhood Plans. Settlements with a defined area are in Sudbury, Hadleigh, Stowmarket, Needham Market, Eye and Debenham.~~
- ~~2) A sequential test should be provided for proposals for retail and main town centre uses which are neither in proposed outside of the defined town centre areas, nor in accordance with an up-to-date plan.~~
- ~~3) In order to protect and enhance the historic environment of the settlements, development proposals will need to demonstrate they have been designed with the heritage assets, their setting and townscape taken into consideration.~~

## 10 – THE ECONOMY—TOURISM

### Economic

#### Economic Growth

10.01 Across Babergh and Mid Suffolk there is a diverse network of employment sites of different sizes and locations with wide ranging suitability for different employment uses. The sites include large strategic sites which are concentrated along the transport corridors and on the edge of the towns, as well as smaller scale business estates and many other sites located throughout the Plan area, many of which are on diversified farmland. It is important that the diversity of sites is maintained to accommodate the wide-ranging requirements of employers and industries located in the Districts.

10.02 The Employment Land Needs Assessment (2016) identifies that Babergh and Mid Suffolk have modest net additional employment land requirements equating to approximately 2.9 Ha in Babergh and 9.4 Ha in Mid Suffolk, up to 2036. In quantitative terms, there is considered to be adequate land supply through vacant land (20.1 Ha in Babergh and 109.8 Ha in Mid Suffolk) on strategic employment sites to meet the additional employment land requirements over the Plan period. In addition to the designated sites in Table 6, there are further employment sites which have been granted planning permission along the strategic transport corridors (as defined in the glossary).

10.03 Whilst the baseline land forecast indicates modest employment land requirements, it is important that there is sufficient policy flexibility to meet sustainable economic demands over the Plan period. At the same time, it is also important to continue to support the retention and improvement of the network of established sites of varying sizes located across the Districts. Flexibility to accommodate net growth, to enhance the employment provision for uses that cannot be accommodated upon the existing strategic employment sites, is important to securing the future prosperity of the area.

10.04 In total, the strategic employment sites cover approximately 190 Ha in Babergh and 440 Ha in Mid Suffolk, as shown in Table 6. In Babergh, there are two key regeneration sites in employment use. One is at Brantham located on the Stour Estuary, and one is at Sproughton (the former Sugar Beet site) located on the A14 corridor, the latter also being a strategic employment site.

**Table 6: Strategic Employment Sites and Gross\* Areas**

<u>Site No.</u>	<u>Site Name</u>	<u>Total Site Area (Ha)</u>	<u>Vacant Land (Ha) (as at Nov 2022)</u>
<b><u>Babergh</u></b>			
<u>1</u>	<u>Acton – Bull Lane</u>	<u>11.8</u>	<u>0</u>
<u>2</u>	<u>Hadleigh – Lady Lane</u>	<u>22.9</u>	<u>0.5</u>
<u>3</u>	<u>Raydon – Notley Enterprise Park</u>	<u>11.2</u>	<u>0</u>
<u>4</u>	<u>Sproughton – Farthing Road</u>	<u>20.9</u>	<u>0</u>
<u>5</u>	<u>Sproughton Former Sugar Beet Factory</u>	<u>35.5</u>	<u>17.2</u>
<u>6</u>	<u>Sudbury – Chilton Industrial Estate, Delphi Site,</u>	<u>69.8</u>	<u>2.4</u>

<u>Site No.</u>	<u>Site Name</u>	<u>Total Site Area (Ha)</u>	<u>Vacant Land (Ha) (as at Nov 2022)</u>
	<u>Church Field Road and Northern Road</u>		
<u>7</u>	<u>Sudbury – Wood Hall Business Park</u>	<u>9.4</u>	<u>0</u>
<u>8</u>	<u>Wherstead Business Park</u>	<u>7.2</u>	<u>0</u>
<u>Babergh Sub-Total</u>		<u>188.7</u>	<u>20.1</u>
<b><u>Mid Suffolk</u></b>			
<u>9</u>	<u>Eye Airfield</u>	<u>140.8</u>	<u>11.0</u>
<u>10</u>	<u>Great Blakenham – Gipping and Claydon Business Park</u>	<u>44.2</u>	<u>0</u>
<u>11</u>	<u>Needham Market – Lion Barn</u>	<u>17.4</u>	<u>3.4</u>
<u>12</u>	<u>Stowmarket – Charles industrial Estate</u>	<u>2.2</u>	<u>0</u>
<u>13</u>	<u>Stowmarket – Gipping Employment Corridor</u>	<u>111.9</u>	<u>4.1</u>
<u>14</u>	<u>Stowmarket – Mill Lane / Gateway 14</u>	<u>79.3</u>	<u>79.3</u>
<u>15</u>	<u>Woolpit – Brickworks</u>	<u>4.4</u>	<u>0</u>
<u>16</u>	<u>Woolpit Business Park</u>	<u>10.7</u>	<u>2.3</u>
<u>17</u>	<u>Woolpit – Lady’s Well</u>	<u>11.8</u>	<u>1.5</u>
<u>18</u>	<u>Woolpit – Lawn Farm</u>	<u>17.1</u>	<u>8.2</u>
<u>Mid Suffolk Sub-Total</u>		<u>439.8</u>	<u>109.8</u>
<u>Total</u>		<u>628.5</u>	<u>129.9</u>

\* Gross includes developable areas for employment uses as well as areas of constraint such as access roads, landscaping, and areas of flood risk.

10.05 It is important that the flexibility to enable economic investment is balanced with the need to safeguard and encourage investment and improvements to the existing network of employment sites, which have a central role in supporting economic activity across Babergh and Mid Suffolk. Proposals for net additional (new) employment land should enhance the economic potential of the Districts and not jeopardise the ongoing retention of the existing employment uses. There is a need to ensure that employment opportunities exist throughout the Districts, to help to support sustainable communities and reduce the need for out-commuting. The economic importance of supporting the retention of existing sites across the Districts remains vital to the ongoing economic sustainability of many settlements. Cumulatively these sites support the economic sustainability of Babergh and Mid Suffolk. Detailed policies to secure the diversity in the type, scale and location of employment sites are set out in the Non-Strategic Local Policies of the Plan.

10.06 Through the production of the Water Cycle Study, Essex and Suffolk Water commented that the supply headroom in the Hartismere Water Resource Zone (WRZ) has now been exhausted by new non-household demand and so this would affect future non-household development. It has been identified that additional supply capacity will not be available before 2032 at the earliest.

## Policy SP05 – Employment Land

- 1) In order to support and encourage sustainable economic growth (i) the designated strategic employment sites (as identified in Table 6 and on the Policies Map) shall be protected and employment uses within them will be supported in principle; and (ii) other land used for employment purposes shall be protected for ongoing employment use, unless such use is convincingly demonstrated to be unviable.
- 2) The ongoing regeneration at Brantham and at the Former Sproughton Sugar Beet Factory regeneration sites is supported. Development at the Brantham site must be sensitive to the estuarine/coastal location, which is in close proximity to the AONB, in relation to landscape, biodiversity, potentially flood risk, and, where relevant, the historic environment. This site could offer significant potential for biodiversity net gain as well as landscape enhancements to reflect its location close to the AONB and coast. Similarly, regeneration at the Former Sproughton Sugar Beet Factory, must be sensitive to landscape, biodiversity (with consideration given to potential for biodiversity net gain) and heritage assets.
- 3) Where appropriate, conditions will be applied to Use Class E developments to control the uses which can be operated.
- 4) In determining applications for new employment development weight shall be given to proposals which make provision for skills and training packages which are supported by the relevant LPA.
- 5) To ensure a deliverable supply of employment sites to accommodate the changing needs of the economy, development of other land for employment uses along the strategic transport corridors (as defined in the glossary) shall be supported in principle, subject to:
  - a. The applicant demonstrating that any proposal is deliverable and would enhance provision which cannot be accommodated on existing strategic employment sites;
  - b. All proposals demonstrating adequate highway capacity and access with sufficient on-site parking;
  - c. Ensuring provision of accessibility to public transport, including walking and cycling provision;
  - d. The site design and layout being sensitive to the surroundings, including any landscape, heritage and biodiversity assets;
  - e. Prioritisation being given to development on previously development land; and
  - f. All new buildings demonstrating a high standard of design, by having regard to the relevant policies of the Plan.
- 6) Any application for non-domestic proposals requiring heavy water usage across the two Districts will be required to demonstrate that sufficient water capacity is available through a Water Supply Management Statement in liaison with the relevant water supply company. Any use of this nature in the

**Hartismere Water Resource Zone (Mid Suffolk District) will be prohibited until confirmation of sufficient water capacity by the relevant water supply company (currently anticipated from 2032).**

## **RETAIL**

### **Town ~~e~~Centres, Retail & Leisure**

~~09.25~~10.07 ~~As Babergh and Mid Suffolk are largely rural Districts, the towns and core villages within them serve an important function in the provision of shopping, employment and leisure opportunities. The towns in Babergh and Mid Suffolk have an important function serving district-wide catchments in the provision of shopping, employment and leisure opportunities. However, there is also a substantial influence from the neighbouring major retail centres of Ipswich, Bury St Edmunds and Colchester, which are located just outside the Plan area. The Councils' Retail and Town Centres Study (2015) has been used to identify the strengths, opportunities of key retail centres and the capacity for further retail and commercial leisure development in the Plan area.~~

~~09.26~~10.08 ~~In order to maintain the vitality and viability of existing town and retail centres, main town centre uses (as defined by the NPPF) new retail, leisure and community facilities will continue to be directed sequentially to the town centres of the towns in Babergh and Mid Suffolk and to the core and hinterland villages as defined in the settlement hierarchy. Sudbury, Hadleigh, Stowmarket and those defined centres in made Neighbourhood Plans.~~

~~09.27~~10.09 ~~The sequential approach ensures establishes a town centre first approach for retail development will be in sustainable locations with good means of accessibility supported by regular public transportation. Where proposals developments are proposed to be are in located on edge of centre and out of town centre sites locations, developers will be required to provide evidence to justify the location by demonstrating there are no suitable alternative sites within or adjacent to a the town centres. When considering edge of centre and out of centre proposals, preference will be given to accessible sites which are well connected to the town centres. The potential implications of the permitted changes through the Use Class E for retail and leisure proposals outside town centres should be fully assessed taking account of the need to protect the vitality and viability of the town centres.~~

~~09.28~~10.10 ~~Due to the historic richness of the Districts A a number of town centres fall within Conservation Areas, where a number of Listed Buildings are present therefore within which development proposals will need to take into consideration the effect if they may have on the historic townscape.~~

## Policy SP06 – Retail and Town Centre Uses

- 1) Proposals for new ~~retail and main~~ town centre uses<sup>14</sup> ~~in the Plan area should will~~ be supported in ~~the defined Sudbury, Hadleigh and Stowmarket town centres areas (as defined on the Policies Map) and centres that are defined in made Neighbourhood Plans. Settlements with a defined area are in Sudbury, Hadleigh, Stowmarket, Needham Market, Eye and Debenham.~~
- 2) A sequential test ~~should be provided will be applied~~ for proposals for ~~retail and main~~ town centre uses ~~which are neither in proposed outside of the defined town centre areas, nor in accordance with an up-to-date plan.~~
- 3) In order to protect and enhance the historic environment of the settlements, development proposals will need to demonstrate they have been ~~appropriately designed with the townscape, heritage assets and their settings, and townscape taken into consideration.~~

## Tourism

### Policy background and explanation

~~40.01 NPPF paragraph 83 – To support sustainable rural tourism and leisure developments which respect the character of the countryside.~~

~~40.02~~10.11 The Tourism Sector is an important part of the Suffolk economy. Babergh and Mid Suffolk Districts ~~are located strategically across southern and central Suffolk They include Constable Country bordering into Essex, contain~~ the Shotley Peninsula ~~and part of the Suffolk Coast and Heaths AONB, Dedham Vale AONB, the ‘wool towns’ (including Lavenham, Kersey, Polstead and Hadleigh), as well as the Heart of Suffolk which contains historic market towns of Eye, Hadleigh, Needham Market, Stowmarket, Debenham and Sudbury. Constable Country runs along the Essex and Suffolk border in Babergh.~~

~~40.03~~10.12 ~~Sustaining Supporting~~ the tourism sector is essential for the Suffolk economy. Tourism in Babergh has an estimated worth of £~~188–133~~ million and provides ~~3,0672,601~~ full-time equivalent (FTE) jobs (~~119.4~~% of all employment in the ~~d~~istrict). In Mid Suffolk, ~~it tourism~~ is worth around £~~167~~118 million ~~and provides providing~~

<sup>14</sup> Main town centre uses include retail development (including warehouse clubs and factory outlet centres), leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls), offices and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) [NPPF, 2021].



~~2,7672,304~~ FTE jobs (~~97.5~~% of employment in the ~~d~~District) [Destination Research, the Economic Impact of Tourism, ~~2016~~2021].

~~10.04 Individual tourism and leisure facilities of strategic significance include:~~

- ~~• Needham Lake;~~
- ~~• Gainsborough's House; and,~~
- ~~• The Museum of East Anglian Life.~~

~~10.05 Based on the heritage and agricultural origins of the area there are specialist clusters based on heritage, food and drinks with clusters of businesses located such as Muntons, Aspall, Copella and Jimmy's Farm. Specialist related events are also held around the stately halls of Helmingham, Melford and Kentwell Halls. Both Districts are rich with heritage assets and rural landscapes. Heritage/landscape led tourism which seeks to bring back disused or under-used heritage assets into appropriate productive use or that enables the enhancement and protection of the landscape character is encouraged~~

~~10.06 In order to support the unique tourism offerings of the facilities, each are designated for tourism related purposes where the development and expansion of uses which enhance their tourism and leisure offer is supported in principle, where appropriate in the scale, character and nature of their locality.~~

~~10.07 Babergh District recognises the Dedham Vale AONB and Suffolk Coast and Heaths AONB as important to the tourism sector. The Dedham Vale AONB Management Plan 2016 and The Suffolk Coast and Heaths AONB Management Plan 2018 both acknowledge a key quality of the AONB is its ability to link economic well-being and the landscape, with a flourishing tourism industry, which draws on the natural beauty, tranquility and historic assets within the AONB.~~

~~10.08~~10.13 The National Planning Policy Framework, (2021, Para 84) encourages sustainable rural tourism and leisure developments which respect the character of the countryside. Within the AONBs, development of tourism initiatives in rural locations, provided the character of the countryside is respected, and pollution and other adverse effects on the local and natural environments are minimised. Sustainable tourism, as advocated in the adopted AONB Management Plans, is strongly supported, in the implementation of tourism development throughout Babergh, but with particular regard to the AONBs.

~~10.09 In order to ensure tourism can be sustainable, facility proposals that are adapted to meet existing and potential climate change issues and can demonstrate a contribution to climate change mitigation (such as access by other modes of transport other than the car) will be supported.~~

~~10.10 In terms of commercial leisure capacity, the 2015 study identifies capacity for 4 new cinema screens in both districts. In 2018, The Regal Theatre in Stowmarket received a grant from Mid Suffolk District Council to fund two additional cinema screens. There is also an increasing demand for gyms, and it is recommended that additional capacity could be supported in town centres, along with small scale ten pin bowling provision in the longer term.~~

~~10.11 To encourage visitors to support the economy of the Districts, the 2015 study identified the need to explore potential family attractions and provide greater sustainable connectivity from the train stations to desirable destinations and attractions, through bespoke walking and cycle ways.~~

## Policy SP07 – Tourism

- 1) ~~Settlements across Babergh and Mid Suffolk, many of which contain historic assets, tourism and leisure facilities, play an important role within the Districts. New sustainable tourism development that supports this the tourism role of the settlements across Babergh and Mid Suffolk will be encouraged, where appropriate in-to the scale, character and nature of their locality.~~
- 2) Historic, recreational and landscape-based tourism proposals that demonstrate protection ~~and enhancement~~ of the historic and natural environment heritage, the environment and landscape assets will be actively encouraged. supported.
- 3) ~~All tourism and leisure proposals will be required to demonstrate how they contribute to climate change adaption and mitigation.~~
- 4) ~~All proposals for development should comply with other policies in the Plan.~~

## 11 – STRATEGIC INFRASTRUCTURE

### Policy background and explanation

- 11.01 The provision of infrastructure is fundamental to maintaining the quality of life, ~~the~~ prosperity and environmental credentials of the area. It is essential that any future growth and development is supported by infrastructure to meet the needs of the population, businesses and the wider community. There are a wide range of infrastructure types necessary at both a local and strategic level. It is critical that the strategic and cumulative infrastructure needs are considered and addressed ~~at a strategic district wide level~~. This approach will then inform how individual developments can contribute and support the delivery of such strategic infrastructure, as well as understanding the more localised and scheme specific infrastructure capacity issues and needs.
- 11.02 The key strategic infrastructure projects ~~relevant to the Plan area~~ include ~~key~~ transport improvements, ~~an~~ schools education expansion programme, environmental protection of internationally important environmental designations ~~in and around the Plan area~~, improvements to digital infrastructure and the water supply and treatment network. A comprehensive list of all strategic and local infrastructure is set out in the Babergh and Mid Suffolk Infrastructure Delivery Plan. *In the Hartismere Water Resource Zone (WRZ) in Mid Suffolk District, water supply infrastructure network upgrades will be required. The network upgrades will not be available before 2032 at the earliest.*
- 11.03 ~~Across Suffolk and beyond, t~~here are strong aspirations towards the delivery of key infrastructure projects, some of which will cross over administrative local authority boundaries, including into Ipswich. As such, development in the Ipswich Strategic Planning Area (ISPA) is predicted to add significant strain on the transport network. Therefore, a Transport Mitigation Strategy, which provides a package of transport measures, has been identified to reduce vehicle movements arising from new development and existing communities, and address air quality impacts in and around Ipswich.
- ~~11.04 The overall strategy for the pattern, scale and quality of development as set out in Joint Local Plan has been informed by the provision of existing capacity and the deliverability of new infrastructure provision. Further information on the assessment of infrastructure is set out in the Babergh and Mid Suffolk Infrastructure Delivery Plan (IDP).~~
- ~~11.05~~ 11.04 To support the delivery of growth across Babergh and Mid Suffolk Districts, the Councils will continue to work with service providers, statutory bodies and neighbouring authorities to ensure support for the timely delivery of the required infrastructure throughout the Plan period.
- ~~11.06~~ 11.05 Monitoring of infrastructure delivery and re-assessment of infrastructure requirements will be undertaken regularly.
- ~~11.07 All allocation sites must have a project level HRA if they are within the zone of influence of protected habitats sites. Where relevant, project level Habitat Regulation Assessments (HRA), Construction Environment Management Plans (CEMP) and lighting design schemes for planning applications will be required.~~

## Policy SP08 – Strategic Infrastructure Provision

- 1) The Councils will work with the relevant partners in supporting and enabling the delivery of key strategic infrastructure projects<sup>15</sup> affecting both the plan area and beyond, which include:
  - a. Infrastructure for transport (including sustainable transport modes) Transportation improvements (including modal shift) to the strategic infrastructure along the strategic transport A12 and A14 corridors, and (including the delivery of the Ipswich Strategic Planning Area SPA Transport Mitigation Strategy) to mitigate cumulative transport and air quality impacts avoid and mitigate any adverse effects, and achieve net environmental gains;
  - b. A district wide education expansion programme to match projected population growth;
  - c. Protected Habitats Mitigation Zones;
  - d. An Upgrade from 2025-2032 to the Hartismere water supply infrastructure network; and
  - e. Improvements and expansions to electronic communication networks and high-quality digital technology infrastructure.
- 2) All development will also need to make provision for appropriate contributions towards community infrastructure, ~~where the relevant locality to the development proposal has been identified through the Infrastructure Delivery Plan.~~
- 3) The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, other Developer Contributions and where appropriate, funding assistance from the Councils / other provider organisations.

## Community Infrastructure

~~11.06~~ 11.06 Community infrastructure is vital to ensuring that settlements of all scales can thrive and function in more sustainable ways. The role of community infrastructure such as healthcare, early years and primary education, and cultural infrastructure, is typically of a more localised nature, but the cumulative impact of deficits can be severe on a wide area.

~~11.07~~ 11.07 Many communities within the Babergh and Mid Suffolk area need improvements to community infrastructure, to support ~~the overall and proposed distribution of~~ growth. The Infrastructure Delivery Plan (IDP) has identified which improvements to community infrastructure are required throughout the Plan period ~~lifetime of the Plan~~. Development must have regard to this, to ensure that appropriate and sustainable development can be supported. ~~The allocations made in~~

<sup>15</sup> Detailed information on strategic infrastructure projects are set out in the most recently published Babergh and Mid Suffolk Infrastructure Delivery Plan.

~~the Plan are accompanied by a clear list of infrastructure requirements, which are considered necessary to bring them forward for development and have been subject to suitable viability testing.~~

## 12 - Protection and Management of the Environment

### Strategic Issues

- 12.01 The aims of the Plan are to ensure sustainable development can be achieved, whilst supporting the objective to contribute to ~~conserving~~protecting and enhancing our natural, built and historic environment. This includes making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including a low carbon economy NPPF (~~2019~~2021) ~~p~~Para 8).
- 12.02 To ~~protect~~conserve and manage the environment, the Councils will employ a hierarchical approach of avoidance, mitigation and compensation.

### NATURAL AND LOCAL ENVIRONMENT

- 12.03 The NPPF (2021 Para.174) advocates that local plans should contribute to and enhance the natural and local environment (~~NPPF para.170~~). A framework of policies supports this strategic approach:
- Environmental Protection and Conservation
  - Biodiversity
  - Landscape
  - Historic Environment
  - Change of use of Land

#### ENVIRONMENTAL PROTECTION AND CONSERVATION

- 12.04 Babergh and Mid Suffolk have a rich and varied natural environment, including rivers, ~~and~~ estuaries, open spaces and countryside, but some local resources are under pressure.
- 12.05 ~~The E~~Environmental protection and conservation measures provides a managed policy framework which is adaptable and can respond to pressures through ~~measures~~approaches such as prevention, management, mitigation or adaptation from flood risk, water resources, land resources, pollution and climate change.

#### GREEN INFRASTRUCTURE

- 12.06 All components of the green infrastructure network must be managed at a strategic level to ensure cross ~~cutting~~boundary and cumulative issues and impacts are effectively managed at a strategic level. This includes natural components, such as biodiversity, geodiversity and landscape, as well as assets within settlements, including historic assets, green spaces and recreational areas.

#### BIODIVERSITY & GEODIVERSITY

- 12.07 Local sites of biodiversity and geodiversity value are identified in ~~this~~the Plan to ensure consideration can be given to the level of protection provided to these local sites – including County Wildlife Sites, County Geodiversity Sites, Local Nature Reserves and ~~p~~Priority species and habitats.

## LANDSCAPE

- 12.08 In ~~districts, such as~~ Babergh and Mid Suffolk, future development must be managed to respect the key features and local distinctiveness.
- 12.09 Along with Areas of Outstanding Natural Beauty (AONBs), Sites of Scientific Interest (SSSIs) and Conservation Areas, there are also less well-known features that makes all landscape character areas significant and worthy of protection. It is important to recognise these elements, in order to balance interests and consider potential impacts in the future, as well as, to identify any further management or guidance which may be required that goes beyond the boundaries of defined designations covered by legislation. Furthermore, in cases where mitigation measures are necessary, it may help inform the type of measures which could be appropriate.
- 12.10 There are approximately 16 identified Landscape Characters within Babergh and Mid Suffolk. Babergh makes a valuable and varied contribution to this, with the Suffolk Coasts and Heaths AONB and Dedham Vale AONB, including the Stour Valley, covering a considerable part of the ~~d~~District. Legislation provides protection and guidance within these areas and both have Management ~~Groups~~ Plans providing a robust framework for management of challenges facing these areas in the future.

## THE HISTORIC ENVIRONMENT

- 12.11 The importance of heritage assets to the historic character and distinctive appearance of both ~~d~~Districts should not be underestimated. The historic environment is a precious resource valued by residents, visitors and local businesses, and the attractive historic character of many of the villages and wealth of traditional buildings is the focus of a healthy and growing tourism sector.
- 12.12 The Plan seeks ~~T~~to continue to conserve and enhance the heritage assets throughout the ~~d~~Districts, for the benefit of all to enjoy as well as to. ~~To~~ enrich the quality of life through learning from local historic knowledge and thereby ensure assets are safeguarded for future generations.

## CROSS BOUNDARY MITIGATION FOR PROTECTED HABITATS SITES

- 12.13 Protection for internationally and nationally protected sites is established in legislation. In producing the Plan, consideration ~~can be~~ has been given to the level of protection to afford to local sites of biodiversity and geodiversity value including County Wildlife Sites, County Geodiversity Sites and priority habitats and species.
- 12.14 Through previous Habitats Regulations Assessments, there has been recognition of the sensitivity of the internationally ~~p~~Protected Habitats Sites and the potential for significant effects arising from increased recreational disturbance related to new housing development. The sites are protected under the provisions of Wildlife and Countryside Act 1981 and Natural Environment and Rural Communities Act 2006. National policy identifies that development should initially consider whether avoidance of these sensitive areas is practical. In circumstances where this is not possible, appropriate mitigation should be provided, including being able to demonstrate well-designed open space/green infrastructure, proportionate to its scale, and prevents a



~~significant adverse effect on site integrity to a Habitats Site. Such provisions can help minimise any predicted increase in recreational pressure to the Habitats Sites by containing the recreation within and around the development site boundary away from Habitats Sites, in accordance with Natural England best practice advice<sup>16</sup>. Suitable Accessible Natural Green Space (SANGS) guidance<sup>17</sup> can be helpful in achieving this, including provision of high-quality, informal, semi-natural areas; circular dog walking routes of at least 2.7 km within the site and/or with links to the surrounding public rights of way; dedicated 'dogs-off-lead' areas; signage/information leaflets to householders to promote these areas for recreation; dog waste bins; and a commitment to the long-term maintenance and management of these provisions.~~ Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney Councils (now East Suffolk Council) are taking a joined-up approach to mitigating these impacts. For Babergh and Mid Suffolk, these relate to the Stour and Orwell and Deben estuaries. The Councils have produced a Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), which identifies and costs the measures necessary to mitigate recreational and leisure impacts and confirms how they will be funded. The intention of the strategy is to avoid adverse effects on the integrity of the Habitats Sites, in combination with other plans and projects, over the lifetime of the Plan.

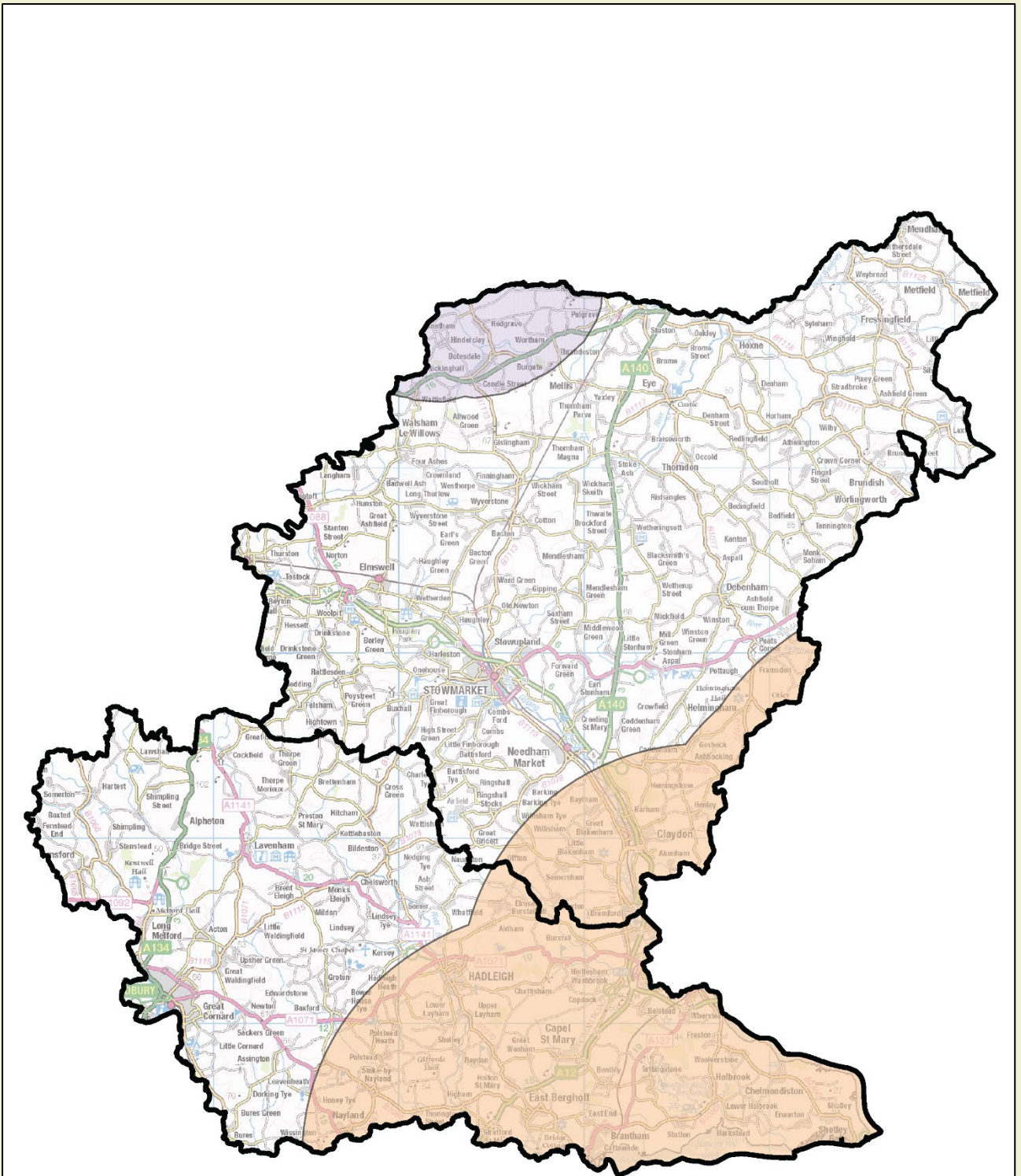
~~12.15 Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney Councils (now East Suffolk Council) are taking a joined-up approach to mitigating these impacts. For Babergh and Mid Suffolk, these relate to the Stour and Orwell, and Deben estuaries. The Councils have produced a Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), which identifies and costs the measures necessary to mitigate recreational and leisure impacts and confirms how they will be funded from residential development. The intention of the strategy is to avoid adverse effects on the integrity of the Habitats Sites, in combination with other plans and projects, over the Plan period.~~lifetime of the Plan.

~~12.15~~12.16 Strategic projects may require joint working by public bodies, to ensure the requirements of the Habitats Regulations are met.

<sup>16</sup> Letters from Natural England dated 25th May 2016, 22nd June 2017 and subsequent Annex I referenced in the Babergh and Mid Suffolk Joint Local Plan Habitats Regulations Assessment (Oct 2020).

<sup>17</sup> Natural England SANGS guidance (Aug 2021).





- Waveney & Little Ouse Valley Fens Special Area of Conservation and Redgrave & South Lopham Fens Ramsar site 5km Impact Risk Zone
- Stour and Orwell Estuaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence



Protected Habitats Mitigation Zones  
Babergh and Mid Suffolk District Councils



SCALE :  
1:300000

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~~12.16~~12.17 ~~To the north and north west of the Plan area, there are other internationally designated sites in Mid Suffolk, as well as in neighbouring authorities. Proposals for development will need to consider these designations internationally designated sites, particularly where they are identified within the relevant Impact Risk Zones and/or Zones of Influence (otherwise referred to under the general term 'Protected Habitats Sites-Mitigation Zones').~~

~~12.17~~12.18 Development that falls within the Impact Risk Zones for Redgrave & Lopham Fens SAC & Ramsar site and Waveney & Lt Ouse Valley Fens SAC will trigger consultation with Natural England. The 5km Impact Risk Zone for these designations are identified on the Protected Habitats Mitigation Zones map and is also identified on the Natural England MAGIC online map.

~~12.18~~12.19 The Councils will continue to work with other authorities throughout the Plan period, to ensure that the Protected Habitats Sites-Mitigation Zones, ~~strategy strategies~~ and mitigation measures are kept under review in partnership with Natural England and other stakeholders. The RAMS 13km Zones of Influence (ZOI) as identified on the Protected Habitats Mitigation Zones map were established in response to evidence to provide an indication of the geographical extent to which recreation pressure may be relevant for each European site, i.e. the geographical zone around each European site, within which new development defined through the RAMS Strategy may pose a risk in terms of additional recreation pressure. For all other development within the Stour and Orwell Estuaries Protected Habitats Mitigation Zone, a 13km Impact Risk Zone will apply, which will trigger consultation with Natural England for further ecological considerations, on a site-by-site basis. The ZOI is also identified on the Natural England MAGIC online map.

~~12.19~~12.20 The Councils are also currently working in a county-wide partnership on a cross-boundary project, to identify wildlife corridor networks. This will be used as baseline data for creating, ~~protecting conserving~~ and enhancing wildlife corridors and to support biodiversity net gain requirements.

~~12.20~~12.21 Monitoring of biodiversity net gain will be undertaken annually on a District level, in line with government requirements.

12.22 All development within or directly adjacent to Protected Habitats Sites, will be required to ensure the construction will avoid adverse effects on site integrity of the relevant Protected Habitats Site, in accordance with legislation. This will be required at the application stage.

12.23 The Councils commenced the monitoring of air quality from traffic on roads within 200 metres of Protected Habitats Sites in September 2021. An Air Quality Monitoring Plan has been agreed with Natural England for the collection of Nitrogen Dioxide (NO2) and Ammonia (NH3) emissions over the period 2021 to 2022. The results of which will be available in Winter 2022 as baseline data. A Local-The Part 2 Plan will provide an appropriate stage and timescale to determine whether the planning policies are having (or could have) an adverse effect on the integrity (AEOI) of the relevant Protected Habitats Sites.

## Policy SP09 – Enhancement and Management of the Environment

- 1) The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes, ~~through detailed development management policies set out in the Plan, including environmental protection measures, such as biodiversity net gain and sustainable urban drainage systems.~~

### Cross-boundary mitigation of effects on Protected Habitats Sites

- 2) Development ~~that creates new dwelling(s)~~ within the identified Protected Habitats Sites Mitigation Zone should seek to avoid harm in the first instance. Where this is not possible, development will be required to demonstrate adverse effects on site integrity will be avoided from increased recreational pressure. Development consisting of over 50 dwellings will be required to demonstrate well-designed open space/green infrastructure, proportionate to its scale. Development will also be required to make appropriate contributions through legal agreements towards management projects and/or monitoring of visitor pressure and urban effects on Habitats Sites and be compliant with the HRA Recreational ~~d~~Disturbance and Avoidance Mitigation Strategy. Development will otherwise need to submit separate evidence of compliance with the ~~Habitats Regulations Assessment~~HRA regarding predicted impacts upon relevant designated sites.
- 3) All development that would have an impact on a Protected Habitats Site, will be required to embed mitigation measures to avoid adverse effect on integrity.
- 3)4) ~~All development proposals will be required to support and contribute to the Councils' project to maintain, enhance and protect biodiversity net gain, the networks of habitats and green infrastructure. Through biodiversity net gain, all development will be required to protect and enhance biodiversity. This must ensure that the network of habitats and green infrastructure is more resilient to current and future pressures.~~
- 5) Where the monitoring of air quality from traffic on roads within 200 metres of Protected Habitats Sites demonstrates an adverse effect on their integrity, then the Councils will commit to an immediate review of the planning policies their Local Plan to address any mitigation measures required.

## Climate Change

~~12.24~~12.24 The Plan aims to future proof all development from the impact of climate change, by supporting the transition to a low carbon future in a changing climate, ~~taking full account of flood risk and coastal change is a national core planning principle. taking account of the long-term implications for flood risk, coastal change, water supply, biodiversity, landscape and visual impacts, the risk of extreme winter and summer temperatures, and overheating from rising temperatures.~~ This should underpin both plan-making and decision-taking (NPPF, 2021, Para. 20). The Plan seeks to meet these aims through a combination of ~~C~~climate ~~C~~change policies, including issues on sustainable construction, design, energy, flood risk and water management.

12.25 Approaches to mitigate and adapt to climate change include sustainable construction techniques that regulate building temperatures, tree planting and shelter in public realms including public transport nodes and stops, and biodiversity net gain.

~~12.22~~12.26 Mitigation means to reduce or delay the impact of climate change, by reducing the flow of greenhouse gases into the atmosphere, either by reducing the burning of fossil fuels or enhancing stores that accumulate and store gases such as oceans, forests and soil. Adaption means to ~~adapt~~ adjust to life in a changing climate with the goal to reduce ~~our~~ vulnerability to harmful effects of climate change.

~~12.23~~12.27 The Plan recognises that both Babergh and Mid Suffolk District Councils support the County-wide aim for a zero carbon/ carbon neutral future by 2030, and the policies within provide the framework to achieve this aim.

## Policy SP10 - Climate Change

### 1. The Councils will: require all development to mitigate and adapt to climate change by:

- ~~a. Require a~~ **All developments to take a proactive approach to mitigate and adapt to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes and visual impacts, and the risk of extreme winter and summer temperatures; and overheating from rising temperatures.; Proactive approaches may include sustainable construction techniques that regulate building temperatures, tree planting and shelter in public realms including public transport nodes and stops and biodiversity net gain.**
- ~~b.a.~~ **Adopting a sequential risk-based approach taking into account future-proofing measures for impacts of flooding;**
- ~~c.b.~~ **Encourage and promote Development to cConforming to the principle of Holistic Water Management;**
- ~~d.c.~~ **Encourage and support Applying existing and innovative approaches to sustainable design and construction; and**
- ~~e.d.~~ **Require proactive approaches and identify oIdentifying opportunities, where appropriate, to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.**

**~~PART SECTION 2-B – NON-STRATEGIC~~ LOCAL POLICIES**  
**(Development Management policies)**

## 13 LOCAL POLICIES – HOUSING



## LP01 - Hamlets and Clusters of development in the countryside Windfall infill development outside settlement boundaries

### Policy background and explanation

- 13.01 ~~Sustainable development is at the heart of planning. The location of development is a critical determinant on its sustainability and has a significant effect on the extent to which it contributes socially, economically and environmentally. There are opportunities for sustainable windfall infill development across Babergh and Mid Suffolk. In the past, such opportunities have often been constrained through restrictive planning policies, particularly outside settlement boundaries.~~
- 13.02 ~~Paragraph 78 of the NPPF states that “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.” Across the Plan area there are many small-dispersed communities. Whilst these communities do not contain the level of services and facilities which would be necessary to support larger scale new housing developments, small scale windfall infill development may be appropriate to enable sustainable development where it will enhance or maintain the vitality of the rural communities.~~
- 13.03 ~~Within the rural areas of Babergh and Mid Suffolk there are many small, dispersed communities and clusters of houses. Whilst they do not have the level of services and facilities to support larger scale new housing, some small scale development may be appropriate in order to achieve the ambitions of NPPF paragraph 78 (above). This will also help meet the Councils’ objective to support strong and healthy communities, by enabling people to stay within their communities. Windfall infill development is not considered necessary to meet each Districts housing need. Consequently, the level of development in these communities should be limited based on the consideration of the local context and circumstances and the cumulative impact of development proposals should be managed to ensure development is appropriate and sustainable. For example, there may be cases where two detached dwellings or a terrace of three small dwellings would be much more in keeping with the surrounding property than a semi-detached pair of dwellings.~~
- 13.04 ~~It is known the Districts have an ageing population with physical disabilities. Therefore, there is an identified need to meet future housing demands regarding accessible and adaptable dwellings. This windfall policy will support the delivery of M4(2) standards, along with other measures set out in the Plan.~~

## **Policy LP01 – ~~Windfall development in hamlets and dwellings clusters~~ Windfall infill development outside settlement boundaries**

1. Proposals for windfall infill<sup>18</sup> development outside settlement boundaries ~~within where there is a nucleus of at least 10 well related dwellings dwelling clusters and/or a defined hamlet may will~~ be acceptable, subject to compliance with all the following criteria applied:
  - a) It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.;
  - b) It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. and The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.
  - c) The scale of development is infill only would usually be for only one or two dwellings. for a single dwelling and or pair of semi-detached dwellings.
  - d) Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and goodiversity affected by the proposal.
  - e) All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.

<sup>18</sup> Infill - The filling of a small undeveloped plot in an otherwise built-up highway frontage.



## LP02 - Residential Annexes

### Policy background and explanation

~~13.05~~13.04 The creation of ~~an annexes to an existing dwelling~~, whether the ~~main~~host dwelling is located inside, or outside settlement boundaries can ~~often create a useful facility for the support and care of family members~~additional accommodation for a dwelling and can help to create more flexible use of the accommodation to respond to changing family circumstances over time.

~~13.06~~13.05 A ~~r~~Residential annexes should ~~therefore~~ be designed ~~to ensure the planning unit/ dwelling curtilage, as a whole, so that they are ancillary in use and scale to the main dwelling unit and~~ provides genuinely flexible ~~subordinate ancillary~~ accommodation that can be adapted and re-adapted to meet the changing needs of ~~an extended~~ family ~~circumstances~~ over time. This should include the option of absorbing the annexe back into the main dwelling accommodation, if necessary, by the same or future occupiers.

~~13.07~~13.06 To meet these requirements, ~~rather than create a separate dwelling unit~~, it is essential that the main ~~dwelling~~ and annexe accommodation are either directly ~~physically and/or functionally~~ connected, by an internal link or and have a close spatial relationship with shared facilities and space.

~~13.08~~13.07 The Councils will ~~apply restrictive conditions or obligations to ensure annexes do not~~ ~~Unduly large or detached annexes can prove an economic and practical liability when vacated or when the property changes ownership. This leads to pressure for the annexe to be severed and let separately from the main dwelling. This can create sub-standard accommodation dwellings with inadequate standards of access, amenity and space, which is unacceptable in planning terms. and potentially result in additional dwellings in unsustainable locations.~~

~~13.09~~ ~~Householder permitted development rights may allow the siting of caravans and mobile homes within the curtilage of an existing dwelling, under certain conditions and subject to any restrictions. The installation of caravans and mobile homes may be approved for use as annexe accommodation, where considered appropriate and acceptable when assessed and adequately justified. Such approvals will be subject to a condition or legal agreement, which restricts occupation to meet the specific need identified. It may also be necessary to impose a time limit and or any other necessary restrictive conditions. Additional accommodation within existing dwelling curtilages is generally contrary to policy of the Local Planning Authority. However, genuine, evidenced and justified exemptions can be recognised for special family and or personal circumstances identified.~~

## Policy LP02 - Residential Annexes

1. ~~Proposals for residential annexe accommodation attached to the main dwelling may be considered favourably, providing the proposal is designed so that it can continue to be used as an ancillary and subordinate part to the main dwelling, without creating an independent dwelling and/or separate planning unit at present or in the future. Residential annexes will be supported where the proposal:~~
  - ~~a) Is ancillary and subordinate in scale to the host dwelling;~~
  - ~~b) Does not involve the physical subdivision of the residential curtilage;~~  
~~and~~
  - ~~c) Is designed to easily allow for the annexe to be integrated later integrated into the main building as a single dwellinghouse when the need no longer exists.~~
2. ~~An annexe proposal not attached to the main dwelling must be subordinate in scale, form and mass from the main dwelling, and must contain a physical and/or functional link to the main dwelling, thereby ensuring an ancillary relationship with the main dwelling.~~
3. ~~Equally, the proposal must not create significant material consideration issues for the main dwelling or proposed annexe, when assessed against other relevant policies.~~
4. ~~Where a proposal harms heritage assets the local planning authority will resist the proposal.~~
5. ~~The proposal would not cause the felling of or any damage to any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the locality.~~
6. ~~Proposals that are considered acceptable are required to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use (see sustainable construction and design policy).~~
7. ~~Where applicable, proposals must protect and enhance biodiversity and geodiversity affected by the development.~~
- 8.2. ~~Where proposals for residential such annexes proposal is are considered acceptable, planning agreement conditions or obligations will be imposed to restrict limit the occupation of the for use as an annexe, to person(s) related or similarly linked (such as immediate family related or lawful relationship) to the occupants of the main dwelling and to prevent the future use of the annexe as a separate dwelling. When considered necessary by the LPA the requirement for a legal agreement may be necessary to make the development acceptable in planning terms and or the removal of permitted development rights.~~

## LP03 - Residential Extensions and Conversions

### Policy background and explanation

~~13.10~~13.08 ~~Dwellings can be adaptable to meet the changing requirements of occupiers. It is often popular to extend or convert residential properties, rather than move residence. Equally, extensions and conversions to residential dwellings can create diversity and flexibility in housing stock in sustainable locations, in addition to meeting occupier needs. The Local Planning Authority will need to assess such proposals to buildings and the adjoining curtilage, to ensure the proposal does not create unacceptable layout, design, amenity, access, parking or any other environmental or social impacts. This policy addresses proposals for residential extensions, and conversion of buildings of ancillary uses (such as garages) to become part of the living accommodation. Residential extensions can add greatly to the diversity and flexibility of the housing stock and help to meet a range of occupier needs. All development should achieve good design and maintain and create good levels of amenity for future and neighbouring occupiers, whilst enhancing the character of the area.~~

~~13.11~~13.09 ~~All proposals are advised to have regard to any existing Supplementary Planning documents or guidance endorsed by the Local Planning Authority on good quality design principles and standards. The Councils may impose appropriate conditions or in exceptional circumstances remove permitted development rights in order to protect the amenities of adjoining occupiers.~~

~~13.12~~13.10 ~~The LPA may impose conditions and / or remove permitted development rights to make the development acceptable in planning terms. For example, removing permitted development rights to insert new windows and erect additional outbuildings to protect the amenities of neighbouring occupiers. When considering proposals for extensions and conversions to ancillary residential uses, the Councils will have regard to parking standards and other guidance and standards for new dwellings.~~

~~13.13~~ ~~New residential development can be achieved through the sub-division of large dwellings or the conversion of ancillary buildings within settlement boundaries (see Policy: Replacement dwellings and additional dwellings on sub-divided plots within settlement boundaries). It should also be noted, for planning applications for the conversion, extension or other development that involves alterations to the roof space, there may be a need to carry out bat surveys and possibly surveys for other protected species depending on the specific nature of the proposal.~~

## Policy LP03 - Residential Extensions and Conversions

- 1) ~~Proposals for development within the curtilage of existing dwellings, extensions to existing dwellings or conversions of buildings to ancillary use within the curtilage of residential dwellings curtilage may be permitted providing will be supported where they;~~
- a) ~~Are in keeping with the size, scale, mass, design and materials of the existing dwelling and wider setting. Incorporate a high standard of design which maintains or enhances the character and appearance of the buildings, street scene and surroundings.;~~
  - b) ~~Will not result in over-development of the plot and will retain suitable amenity space or within the curtilage or create an incongruous impact. The cumulative effects of a number of extensions or conversions within the plot to the existing dwelling or dwelling curtilage will be taken into account; regarded as a material consideration.~~
  - c) ~~Incorporate good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings and reflects and respects the relationship of the site and its context setting and those of any adjoining properties.~~
  - d) ~~c) Will not materially, unacceptably or detrimentally affect the amenities of neighbouring occupiers properties or adversely affect neighbouring commercial uses.;~~ and
  - e) ~~Would not cause the felling of or any damage to any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the locality. Ecology/biodiversity may be a material consideration as part of the assessment.~~
  - f) ~~d) Have safe vehicular access, and sufficient space remains available to park vehicles in the curtilage of the dwelling. Consideration will be given to any relevant parking standards that may need to be taken into consideration. Ensure sufficient parking spaces and turning spaces (where required) are retained or provided.~~
  - g) ~~Where a proposal affects and harms a heritage asset the local planning authority will resist the proposal.~~

## LP04 - Replacement Dwellings and Conversions In The Countryside (Outside of Settlement Boundaries)

### Policy background and explanation

~~13.14~~13.11 This policy sets the criteria for replacement dwellings ~~outside settlement boundaries within the countryside~~. This policy has a direct interlinking relationship with policy on residential extensions and conversions, which is referred to in this replacement dwelling policy. When considering proposals for replacement dwellings on existing residential plots and/or the conversion of a plot to a dwelling, the Councils will have regard to maintaining and creating good levels of amenity for future occupiers and neighbouring occupiers, and the character of the area through the use of good design.

~~13.15~~13.12 Replacement dwellings and extensions within the countryside (outside of settlement boundaries) can gradually change and have an individually and cumulative adverse impact on the rural character of the countryside over a period of time. This is contrary to strategic aims and policies to balance and maintain the social and environmental aspects within sustainable development and environmental policies. The sub-division of plots in the countryside could create new dwellings in the countryside contrary to the aims of the Plan and national planning policy, unless there is an exceptional circumstance (for example, residential annexe accommodation and rural exception site). The Councils may impose appropriate conditions, or in exceptional circumstances, remove permitted development rights to protect the amenities of the occupiers of adjoining properties. For example, removing permitted development rights to insert new or alter existing windows and balconies in order to protect the amenities of adjoining occupiers.

~~13.16~~ Proposals to extend residential curtilage of an existing dwelling onto agricultural land or other uses of land in the countryside for an enlarged garden, amenity land or other use is considered under policy on change in use of land.

~~13.17~~ All proposals are advised to have regard to any existing Supplementary Planning documents or guidance by the Local Planning Authority on good quality design principles and standards.

~~13.18~~ The LPA may impose appropriate conditions or in necessary circumstances remove permitted development rights to make the development acceptable in planning terms. For example, removing permitted development rights to insert new windows and erect additional outbuildings to protect the amenities of neighbouring occupiers.

## **Policy LP04 - Replacement Dwellings and Conversions In The Countryside (Outside of Settlement Boundaries)**

1. ~~Proposals to replace an existing dwelling in the countryside or the conversion/erection of ancillary buildings or boundary treatments for such dwelling, may be permitted providing the proposal complies with policy (Residential extensions and conversions policy) criteria and in addition:~~
  - a. ~~The design, size, scale, mass and materials of the resultant development must be compatible to the area's character and appearance and no more visually intrusive to that of the original dwelling to be replaced and must not significantly urbanise the plot or property curtilage.~~
  - b. ~~The proposal must be well designed, sensitively integrated and respect any heritage value of the area including setting value.~~
  - c. ~~The existing dwelling to be replaced must not be a listed building or a building of historic or architectural importance and merit or a non-designated heritage asset.~~
  - d. ~~There must not be any increase in the number of dwellings on the site. If the proposal incorporates any increase in dwellings on the site consideration will need to be made to the Hamlets and Clusters of development in the countryside policy and settlement hierarchy policy.~~
  - e. ~~The proposal must not take place on the best and most versatile agricultural land.~~
  - f. ~~The original dwelling must have a lawful permanent residential use and be capable of residential occupation in its current condition and form before any acceptable approved alteration.~~
1. Proposals for replacement dwellings will be supported where the building to be replaced has a lawful use as a permanent residential dwelling. and p
2. Proposals for conversion of buildings to residential must demonstrate the structure is capable of accommodating the use and the development would reuse redundant or disused buildings and enhance its immediate setting.
3. Additionally, proposals for replacement dwellings and/or conversions must:
  - a) Be of an appropriate scale and setting for the area, and use materials to achieve a high standard of design in response to the context, and the character and appearance of the surroundings;
  - b) Consider the amenity for both existing and for future occupiers;
  - c) Have safe and suitable access and parking;
  - d) Reuse redundant or disused buildings where possible; and
  - e) In sensitive areas not be more visually intrusive than the original dwelling.

## **LP05 - ~~Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries~~ Rural Worker Dwellings**

### **Policy background and explanation**

~~13.19~~13.13 This policy sets the criteria for replacement dwellings inside settlement boundaries. This policy has a direct interlinking relationship with Policy on Residential Extensions and Conversions, which is referred to in this policy. Whilst planning policies should avoid the development of isolated homes in the countryside (NPPF, 2021, Para 80), in certain circumstances such development may be appropriate, such as when there is an essential need to provide accommodation for a rural worker.

~~13.20~~ Proposals to extend residential curtilage of an existing dwelling onto agricultural land or other uses of land in the countryside for an enlarged garden, amenity land or other use is considered under policy on change in use of land.

~~13.21~~ In general terms, replacement of existing dwellings and sub-division of existing residential plots within settlement boundaries does provide a regular source of housing supply in sustainable locations and contributes to the effective and efficient use of land. When considering proposals for replacement and additional dwellings on existing residential plots within settlement boundaries the LPA will need to assess layout, design, scale, amenity and how this relates to spatial context and surroundings.

~~13.22~~ All proposals are advised to have regard to any existing Supplementary Planning documents or guidance by the LPA on good quality design principles and standards.

~~13.23~~ The LPA may impose appropriate conditions or in necessary circumstances remove permitted development rights to make the development acceptable in planning terms. For example, removing permitted development rights to insert new windows to protect the amenities of neighbouring occupiers.



## ~~Policy LP05 – Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries~~

- ~~1) Within settlement boundaries, proposals to replace existing dwellings and sub-divide existing residential plots and garden curtilages to create a new dwelling providing the proposal complies with policy (Residential extensions and conversions policy) criteria the proposal will be permitted. Specifically, the proposal must provide and maintain:~~
- ~~a. Good quality design that maintains and enhances the character and appearance of existing buildings, street scene and surrounding context.~~
  - ~~b. The proposal must not have unacceptable impact on the amenities of neighbouring occupiers or other properties.~~
  - ~~c. Acceptable private amenity and utility space compatible with the area's context.~~
  - ~~d. Acceptable access and parking.~~
  - ~~e. Acceptable levels of amenity with reasonable access to light, privacy, free from unacceptable noise, odour, smoke, dust, light or any other pollutants and impacts.~~
  - ~~f. The proposal must not result in inappropriate sub-division of plots/curtilages that would be out of keeping with existing context.~~
  - ~~g. The proposal must not harm a listed building and/or its setting.~~

## Policy LP05 – Rural Worker Dwellings

1. Where residential accommodation for a rural worker, outside settlement boundaries, is proposed, it must demonstrate the following:
- a) The essential need for residential accommodation to be located with the existing or proposed use;
  - b) There being no other suitable building(s) or nearby available residential accommodation to serve the proposal;
  - c) The enterprise has been established for at least three years and there is an agreed sustainable business plan to ensure the enterprise will remain financially viable for the foreseeable future;
  - d) New permanent accommodation can only be justified if the enterprise is economically viable and is likely to remain viable for the foreseeable future. Where the business has not been established long enough to demonstrate financial soundness, permission may be granted for a temporary dwelling in the form of a residential caravan, mobile home or other prefabricated structure which can easily be dismantled and removed from the site;
  - e) The residential accommodation is proportionate in scale to the use proposed; and
  - f) The proposal must not have an unacceptable impact on highway safety.



## LP06 – ~~Scheme composition and LP07~~ – Supported and Special Needs Housing

### Policy background and explanation

~~13.24 The National Planning Policy Framework encourages planning policy for different housing groups in the community to reflect different size, type and tenure of housing needs for a range of people, including but not limited to families with children, older people, people with disabilities, travellers, people who rent their home and people wishing to commission or build their own home.~~

~~13.25 All housing proposals must help contribute to a range of dwelling types and bedroom spaces to meet the requirements of different households as identified through evidence within the Strategic Housing Market Assessment (SHMA) (May 2017 and January 2019 update). The SHMA data for the Ipswich Housing Market Area is a key piece of data to identify the housing needs across the districts.~~

~~13.26 Other evidence of local housing needs may include the housing register or needs survey carried out by communities, such as parish/town councils, neighbourhood planning groups or other organisations. This would be considered alongside the SHMA evidence base document that sets the needs at the District level. Any alternative assessment of local need would need to be viewed in the context that new housing development is contributing to the district wide need and not just to the needs of the parish/town where the development is proposed.~~

~~13.27~~13.14 This policy is to ensure ~~development meets a set of identified local needs within the Districts. It is also to ensure~~ that supported and special needs housing is provided in an appropriate manner, so that it contributes to the quality of life for its residents and meets wider sustainable development requirements. Supported and special needs housing includes accommodating care for older, disabled or vulnerable people and care leavers, people with learning difficulties, mental illness and physical disabilities.

~~13.28~~13.15 The SHMA<sup>19</sup> ~~indicates identifies~~ the population of older persons is ~~currently~~ 26.2% in Babergh and 24.8% in Mid Suffolk, ~~and cites that~~ the OAN projections indicate the population aged 65 or over is going to increase dramatically, by 57.8%, within the Ipswich Housing Market Area over the Plan period. by 57.8% in the Ipswich Housing Market Area over the plan period. The Councils have recognised this need through the adopted Joint Homes Strategy, in that the specific population forecasts for both districts show the increase in over 65s is 20% over 20 years. In addition to the ~~predicted rise in the~~ older population ~~predicted to rise~~, it is also expected that a growing number of households will include one or more persons with a disability, and more households ~~with will contain~~ people living with long-term health conditions.

~~13.29 There is a Building Regulation standard in force relating to accessible dwellings, which sets standards in relation to accessible and adaptable dwellings (Part M4(2)) and wheelchair accessibility dwellings (Part M4(3)), which are over and above the minimum requirements. LPAs can apply these standards, by incorporating a requirement within their planning policies. The SHMA identifies that there will be an increase of people across the Districts during the Plan period.~~

~~13.30~~13.16 The SHMA<sup>20</sup> recognises that there is an increasing need for the provision of older people accommodation; 1,369 additional specialist units will be needed in

<sup>19</sup> Census 2011 data cited in the Strategic Housing Market Assessment Part 2 Section 6 (May 2017)

<sup>20</sup> Strategic Housing Market Assessment, Appendix 6 (January 2019)

Babergh ~~by 2036~~ comprising of 1,125 sheltered housing, 106 enhanced sheltered housing, ~~and~~ 138 extra care housing units. ~~There~~ is also an additional requirement for registered care (nursing and residential care homes). The SHMA identifies (up to 2036) there will be a requirement ~~for from~~ 1,591 people in Babergh, which means an additional 572 registered care accommodation spaces will be required, ~~over the plan period~~.

~~13.31~~13.17 ~~There is also a recognised trend within the~~ SHMA<sup>21</sup> ~~identifies that~~ increasing need for the provision of older people accommodation; 1,005 additional specialist units will be needed in Mid Suffolk comprising of 755 sheltered housing, 73 enhanced sheltered housing, ~~and~~ 176 extra care housing units. There is also an additional requirement for registered care (nursing and residential care homes). The SHMA identifies (up to 2036) there will be a requirement ~~for from~~ 1,670 people in Mid Suffolk, which means an additional 1,004 registered care accommodation spaces will be required, ~~over the plan period~~.

~~13.32~~13.18 It is also recognised that the numbers and type of specialised accommodation needed may depend on changes in patterns of demand and expectations it includes the following types of accommodation: residential institutions with care, including residential and nursing care homes; housing with care and support, including sheltered, enhanced sheltered or extra care housing; and, other housing identified for those with specific housing-related care or support needs, such as physical or sensory disabled people, people with learning difficulties, care leavers or people with mental health support needs. SCC are developing further accommodation typologies to respond to future care needs. It is considered suitable to plan towards this target currently with the knowledge that accommodation to be delivered should not be too prescriptive.

~~13.33~~13.19 ~~The requirements for s~~Supported and special needs housing ~~will need to~~ must comply with Building Regulations (M4 (2)) requirements. ~~the technical housing standards, which is a national document that sets out the government's nationally described space standard. This material consideration is also interlinked with design and amenity. Further local requirements regarding the link between spacing standards, design and amenity can be found in Policy Design & Residential Amenity.~~

~~13.34~~13.20 Opportunities should be taken to integrate older persons housing into the community, in order to address potential issues of isolation and to promote inclusivity. For example, older persons housing on sites that are well related to schools, community centres or other focal points can help to create integrated communities. The Suffolk Healthy Ageing Needs Assessment (2018) identifies tackling social isolation and loneliness as one ~~if of~~ its recommendations. There is a particular need for older and vulnerable people to have opportunities to access sustainable transport and modes of travel other than the car.

~~13.35~~ ~~To achieve a greater mix of housing types, all developments of ten units or more or sites of 0.5ha or more residential units, will be expected to provide a mix of house types and sizes. The Council will expect applicants to relate needs to the SHMA and/or to an assessment of local need, where the methodology and scope for this is either adopted via a neighbourhood plan or agreed with the Council.~~

<sup>21</sup> Strategic Housing Market Assessment, Appendix 6 (January 2019)

~~13.36 Neighbourhood Plans may wish to identify specific localised needs for certain types of dwellings where supported by evidence, gathered through a local housing needs assessment, which is supported by the Council. There are also other or complementary mechanisms in which communities can deliver the homes needed in the local community, for example, through the establishment of a Community Land Trust.~~

~~13.37 This policy applies to all sites and proposals which individually or as part of a wider or contiguous site, that could accommodate a level of development that would meet the needs of different housing groups.~~

## **Policy LP06 – Mix and type of composition Supported and Special Needs Housing**

~~1) For all major housing development proposals for ten units or more, or sites of 0.5ha or more, including supported and special needs housing, the scheme composition:~~

~~a) Must accommodate 35% affordable housing to meet affordable housing need.~~

~~b) Must accommodate 50% of the dwellings which meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).~~

~~c) Will be expected to reflect the mix and type (including bungalows) of housing needs identified in the most relevant district needs assessment evidence supported by the Council. Any bungalows provided will be required to remain in perpetuity through the removal of permitted development rights. Therefore, it may be necessary for the Local Planning Authority to apply conditions and/or request in a planning obligation/legal agreement.~~

~~1. Proposals for supported and special needs housing will be supported where they:~~

~~a) Are located within a settlement boundary and where there is good access to services and facilities, especially health services and public transport;~~

~~b) Have access to open space designed to meet the needs of residents;~~

~~c) Have a high quality of design that meets the specific needs of the intended occupiers and is sympathetic to the surrounding townscape and/or landscape; and~~

~~d) Meet, as a minimum, the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).~~

## ~~Policy LP07 – Supported and Special Needs Housing~~

- ~~1) Proposals for supported and special needs housing, including extensions, conversions and new developments, will be supported where they are:
  - ~~a) Located on sites appropriate for residential development.~~
  - ~~b) Within well located areas and connected to urban areas or main core villages that have sufficient access to local services and facilities (particularly health services) and public transport for long-term sustainability.~~
  - ~~c) Have sufficient amenity standard, including access to open space for the residents.~~
  - ~~d) Well designed to a high quality standard and meet any special needs of the residents of the property and is sympathetic to the surrounding townscape and/or landscape.~~
  - ~~e) Give special regard to protecting and enhancing biodiversity and geodiversity affected by the proposal.~~
  - ~~f) Ensures heritage assets and their settings are maintained, protected and enhanced.~~
  - ~~g) Meets necessary adequate shared facility standards<sup>33</sup>.~~
  - ~~h) Meets the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).~~~~
- ~~2) If bungalows, the proposal will be required to remain in perpetuity through the removal of permitted development rights. Therefore, it may be necessary for the Local Planning Authority to apply conditions and/or request planning obligation/legal agreement.~~
- ~~3) Adopted Neighbourhood Plans may choose to set out an approach to help influence housing type and mix specific to the local area. Equally, necessary regard will also need to be had to the Plan and any supporting evidence to ensure the local housing needs of the district are adequately met. Any local aspirations not compatible with the district's plan-led approach will not be supported.~~

## LP087 - Affordable Housing Community-led and rural exception housing

### Policy background and explanation

~~13.38 The Strategic Housing Market Assessment (SHMA) – Part 1 and 2 (May 2017) and subsequent SHMA (2014-based Local Housing Need) evidence base updated data January 2019 is a joint evidence base document between Babergh DC, Mid Suffolk DC, Suffolk Coastal DC, Waveney DC (now East Suffolk) and Ipswich BC that (amongst other matters) provides the evidence to justify the need and requirement for affordable housing. Planning policy reflects the size, type and tenure of housing needed for different people in the community and affordable housing is an identified need within Babergh and Mid Suffolk Districts as required by Paragraph 61 of the NPPF.~~

~~13.39 The evidence and information within the strategic Housing Needs & Requirements Policy provides the local affordable housing need calculations setting out the mix and composition within the Babergh and Mid Suffolk Districts. The data identifies a total potential demand of 495 discount home ownership/starter homes dwellings in Babergh, and 430 discount home ownership/starter homes dwellings in Mid Suffolk. The provisions for discount home ownership and starter homes must not be made at the expense of shared ownership and social /affordable rent provision.~~

~~13.40 In exceptional circumstances, where proposals are not able to meet the requirements for affordable housing for viability reasons, and to ensure that development can still come forward and overall housing delivery is not compromised, the Council may agree to alter the requirements subject to this being demonstrated through a comprehensive viability assessment, to the Council's satisfaction. Before reducing the overall provision of affordable housing, the tenure and type of affordable housing should be first adjusted to secure viability and best meet the housing needs.~~

~~13.41~~13.21 Local need for affordable housing may be identified through a local housing needs survey (LHNS)<sup>22</sup>. ~~Developers are encouraged to work closely with the Council's Strategic Housing team at pre-application stage to ensure appropriate evidence is provided with any planning application.~~

~~13.42~~13.22 ~~Babergh and Mid Suffolk~~The Councils will encourage new homes to be delivered through community-led housing vehicles such as Community Land Trusts (CLT's), co-operatives or co-housing groups, which address a local housing need. The Plan recognises that community-led development can be beneficial for local communities and may be an appropriate 'exception' to development outside settlement boundaries, on the edge of settlements or in the countryside. Proposals of any scale will need to demonstrate an appropriate mix which links linked to identified local needs, with such needs perhaps which can be identified via a local survey. A legitimate local community group can include a Parish Council or an appropriately constituted CLT.

13.23 A Rural Exception Site which is proportionate in size to the adjacent settlement would normally be considered to be not greater than either 5% of the total number of built dwellings, or not greater than 1ha.

<sup>22</sup> The term local need refers to affordable housing needs arising within a parish area that meet the needs of applicants with a defined local connection to that parish.

## ~~Policy LP0807 – Affordable, communityCommunity--led and rural exception housing~~

### ~~1. Affordable housing:~~

- ~~a) Is expected to be delivered on-site, unless it can be demonstrated in exceptional circumstances, that it is not feasible or practical to provide the units on site in which case it may be agreed that a commuted sum could be paid towards off-site affordable housing provision.~~
- ~~b) Should be tenure blind when being designed and integrated within a development that contains other types of housing (for example, market housing).~~
- ~~c) Must be upheld by avoiding proposals that create artificial or contrived subdivision of a site to circumvent requirements. If there is reasonable expectation of adjoining land coming forward for housing development, the Council will take account of the whole contiguous site area when calculating what affordable housing is required. Affordable housing will also be sought where a site is capable of accommodating the stated requirement thresholds.~~
- ~~d) The Local Planning Authority will use planning obligations or legal agreements to secure and deliver affordable housing to ensure the benefit of affordable housing will be enjoyed by successive occupiers. Where affordable housing cannot be secured in perpetuity, it will be expected for the funds to be ringfenced for reinvestment back into affordable housing provision.~~

### ~~2. Community Led Housing proposals must demonstrate that:~~

- ~~a) The scheme was initiated by, and is being led by a legitimate local community group such as a Parish Council or Community Land Trust; and~~
- ~~b) The scheme has general community support, with evidence of meaningful public engagement.~~

### ~~3. Rural Exception Housing~~

~~Up to 35% of market housing on rural exception sites will be supported, only where it is financially necessary in order to secure and deliver additional local affordable housing. A financial appraisal must be submitted to evidence the need for open market housing to cross-subsidise affordable housing on the rural exception site.~~

### ~~1. Community-Led Housing proposals must demonstrate that:~~

- ~~a. The scheme was initiated by, and is being led by, a legitimate local community group; and~~
- ~~b. The scheme has general community support.~~

- 2. Permission will be granted for a Rural Exception Site scheme if it is well-connected to an existing settlement and proportionate in size to it.**
  
  - 3. Rural Exception Site housing proposals including an element of open market housing must be supported by a viability assessment which convincingly demonstrates that the open market housing is the minimum necessary to cross-subsidise the affordable housing. Proposals including more than 35% open market housing will not be permitted.**
-



## ~~LP09 – Provision for Gypsy and Traveller and Travelling Showpeople~~

### ~~Policy background and explanation~~

~~13.43 National planning policy for Gypsies and Travellers is set out in Planning Policy for Traveller Sites (2015) and requires planning authorities to use their evidence to plan positively to meet the needs of Gypsies and Travellers and Travelling Showpeople.~~

~~13.44 Gypsies and Travellers are defined for planning purposes within the Planning Policy for Travellers Sites (2015) as:~~

~~*‘Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*~~

~~*In determining whether persons are ‘gypsies and travellers’ for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*~~

~~*a) whether they previously led a nomadic habit of life*~~

~~*b) the reasons for ceasing their nomadic habit of life*~~

~~*c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.’*~~

~~13.45 Travelling Showpeople are defined within the Planning Policy for Travellers Sites (2015) as:~~

~~*‘Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.’*~~

~~13.46 All allocated sites must have a project level HRA if they are within the zone of influence of coastal habitat sites. This will also identify whether allocated sites will result in a likely significant effect to functionally linked land and water quality, and will determine whether further mitigation is required. Where relevant, project level Habitat Regulation Assessments (HRA), Construction Environment Management Plans (CEMP) and lighting design schemes will be required for planning applications..~~

~~13.47 The jointly commissioned Ipswich Housing Market Area Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) (May 2017) identifies for Gypsy and Traveller provision Babergh is in need for 1 permanent Gypsy and traveller pitch and Mid Suffolk is in need for 9 permanent Gypsy and traveller pitches in the Plan period (a pitch is an area on a site developed for a family unit to live). Each authority is to meet the needs in respect of Gypsy and Traveller accommodation within their own areas.~~



~~13.48 The following data shows existing Gypsy and Traveller data since 2016, which includes Gypsy, Traveller and Travelling Showpeople. All of which is in private ownership.~~

**Babergh Five Year Estimate of the Need for Permanent/ Residential Site Pitches (2016-2021)**

1) Current occupied permanent / residential site pitches	1
<i>Current residential supply</i>	
2) Number of unused residential pitches available	0
3) Number of existing pitches expected to become vacant through mortality 2016-2021	0
4) Number of family units on sites expected to leave the area in the next 5 years	0
5) Number of family units on sites expected to move into housing in the next 5 years	0
6) Residential pitches planned to be built or to be brought back into use 2016-2021	0
7) Less pitches with temporary planning permission	0
<b>Total Supply</b>	<b>0</b>
<i>Current residential need: Pitches</i>	
8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	0
9) Family units on unauthorised encampments requiring residential pitches in the area	0
<del>10) Family units on unauthorised developments requiring residential pitches in the area</del>	<del>0</del>
11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	0
12) New family units expected to arrive from elsewhere	0
13) New family formations expected to arise from within existing family units on sites	0
Total Need	0
<i>Current residential need: Housing</i>	
14) Family units in housing but with a psychological aversion to housed accommodation	0
Total Need	0
<i>Balance of Need and Supply</i>	
Total Need	0
Less total supply	0
<b>Total Additional Pitch Requirement</b>	<b>0</b>
Annualised Additional Pitch Requirement	0

Source: ANA 2017

~~**Babergh Twenty Year Summary (2016-2036)**~~

	Base Numbers	Additional need 2016-2021	Additional need 2021-2026	Additional need 2026-2031	Additional need 2031-2036	Additional need 2016-2036	Numbers as at 2036
Residential pitches	1	0	0	0	1	1	2

~~Source: ANA 2017~~

~~**Mid Suffolk Five Year Estimate of the Need for Permanent/ Residential Site Pitches (2016-2021)**~~

1) Current occupied permanent / residential site pitches	38
<b>Current residential supply</b>	
2) Number of unused residential pitches available	24
3) Number of existing pitches expected to become vacant through mortality 2016-2021	1
4) Number of family units on sites expected to leave the area in the next 5 years	0
5) Number of family units on sites expected to move into housing in the next 5 years	2
6) Residential pitches planned to be built or to be brought back into use 2016-2021	3
7) Less pitches with temporary planning permission	2
<b>Total Supply</b>	<b>28</b>
<b>Current residential need: Pitches</b>	
8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	7
9) Family units on unauthorised encampments requiring residential pitches in the area	0
10) Family units on unauthorised developments requiring residential pitches in the area	0
11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	1
12) New family units expected to arrive from elsewhere	0
13) New family formations expected to arise from within existing family units on sites	9
<b>Total Need</b>	<b>17</b>
<b>Current residential need: Housing</b>	
14) Family units in housing but with a psychological aversion to housed accommodation	6
<b>Total Need</b>	<b>23</b>
<b>Balance of Need and Supply</b>	
<b>Total Need</b>	<b>23</b>
<b>Less total supply</b>	<b>28</b>
<b>Total Additional Pitch Requirement</b>	<b>-5</b>
<b>Annualised Additional Pitch Requirement</b>	<b>-1</b>

Source: ANA 2017

**Mid Suffolk Twenty Year Summary (2016-2036)**

	Base Numbers	Additional need 2016-2021	Additional need 2021-2026	Additional need 2026-2031	Additional need 2031-2036	Additional need 2016-2036	Numbers as at 2036
Residential pitches	62 (41)**	-5 (16) **	4	5	5	9 (30)**	74*

Source: ANA 2017

\*Includes the development of 3 potentials 2016-21

\*\*The figures in brackets in the table above are based on a possible scenario of 21 pitches not being available. However, since the Accommodation Needs Assessment (ANA) evidence was produced the 21 pitches are available. In accordance with the Babergh and Mid Suffolk Gypsy and Traveller monitoring of January 2020, there are currently 88 pitches in Mid Suffolk.

The data in the table above includes temporary planning permissions and unauthorised developments.

Definitions of Gypsy and Traveller uses:

- 'Plots' refer to Travelling Showpeople only
- 'Pitches' refer to Gypsies and Travellers only

13.49 Both districts have regular incidents of unauthorised encampments with major transport links influencing the pattern of occupation. Accommodation needs from

~~unauthorised encampments was considered separately and this information is as follows some of which are subject to enforcement action.~~

	<b>Unauthorised sites in 2016</b>	<b>Unauthorised sites in 2017</b>	<b>Unauthorised sites in 2018</b>
<b>Babergh District</b>	42	9	5
<b>Mid Suffolk District</b>	7	14	16

Source: ANA 2017

~~13.50 Proposals for accommodation for those who do not meet the current definition of Gypsies and Travellers or Travelling Showpeople would be considered under the other relevant housing policies, including Policy on Moorings, Marinas and Houseboats.~~

~~13.51 Proposals for new sites for Gypsies and Travellers or Travelling Showpeople would be considered under all relevant environmental policies, including Policy on Biodiversity~~

## ~~Policy LP09 – Provision for Gypsy and Traveller and Travelling Showpeople~~

- ~~1. The Councils will work with partner agencies to identify suitable permanent and transit pitches to meet the needs identified in an up to date needs assessment.~~
- ~~2. The principle for Traveller development will be considered as with other residential development in other policies\*, and having regard to the following considerations:~~
  - ~~a. The need for pitches in the District as evidenced in an up to date needs assessment, and the availability of deliverable sites. The site choice must be the result of a sequential search. Land ownership limitations are not a reason to justify selection above other sustainability criteria;~~
  - ~~b. The site shall not dominate the nearest settled community;~~
  - ~~c. The site is well related to local services and facilities (particularly medical services and schools), preferably by means other than the private vehicle (e.g. car);~~
  - ~~d. The site is designed with regard to established design guidance documents and best practice;~~
  - ~~e. The proposal must not cause any detrimental affects to amenity. For example (but not limited to) noise, light and water pollution.~~
  - ~~f. Special regard shall be given to protecting and enhancing landscape, biodiversity and geodiversity affected by the proposal.~~
  - ~~g. Any employment use on the site is compatible with residential and local amenity;~~
  - ~~h. The proposal must ensure heritage assets and their settings are maintained, protected and enhanced where the opportunity arises.~~
  - ~~i. The proposal must not result in loss of best and most versatile agricultural land.~~

- ~~3. The Council will prepare a project level Habitat Regulation Assessment (HRA) to assess the likely impacts from development if proposed sites are situated within the SSSI zone of influence of Habitat Sites.~~
- ~~4. Conditions will normally be applied to limit the number of pitches/plots on the site, or to safeguard occupancy by the Gypsy/Traveller community.~~
- ~~\* Neighbourhood Plans may allocate sites for Gypsy and Traveller use.~~

## ~~LP10 – Moorings, Marinas & Houseboats~~

### ~~Policy background and explanation~~

- ~~13.52 The Councils will work with partner agencies to identify suitable moorings to meet the needs identified in an up to date needs assessment. An area of the mooring is shown on the Policies Map at Pin Mill Chelmondiston, Woolverstone, Shotley and Fox's at Wherstead.~~
- ~~13.53 There is a need to protect the special landscape and ecological characteristics of these internationally important areas and as a result, Babergh District Council will need to prepare a project level HRA, Construction Environment Management Plan (CEMP) and lighting design schemes to assess the likely impacts from development.~~
- ~~13.54 Water based and associated land based facilities of an appropriate scale will only be permitted on the Stour and Orwell estuaries where these are compatible with; landscape characteristics, biodiversity, agriculture, access and river safety constraints. A sustainable development approach will be of the utmost importance on both estuaries.~~
- ~~13.55 Many activities that take place in or over the marine plan area require a marine licence. Early consultation with the Marine Management Organisation is recommended for appropriate proposals.~~

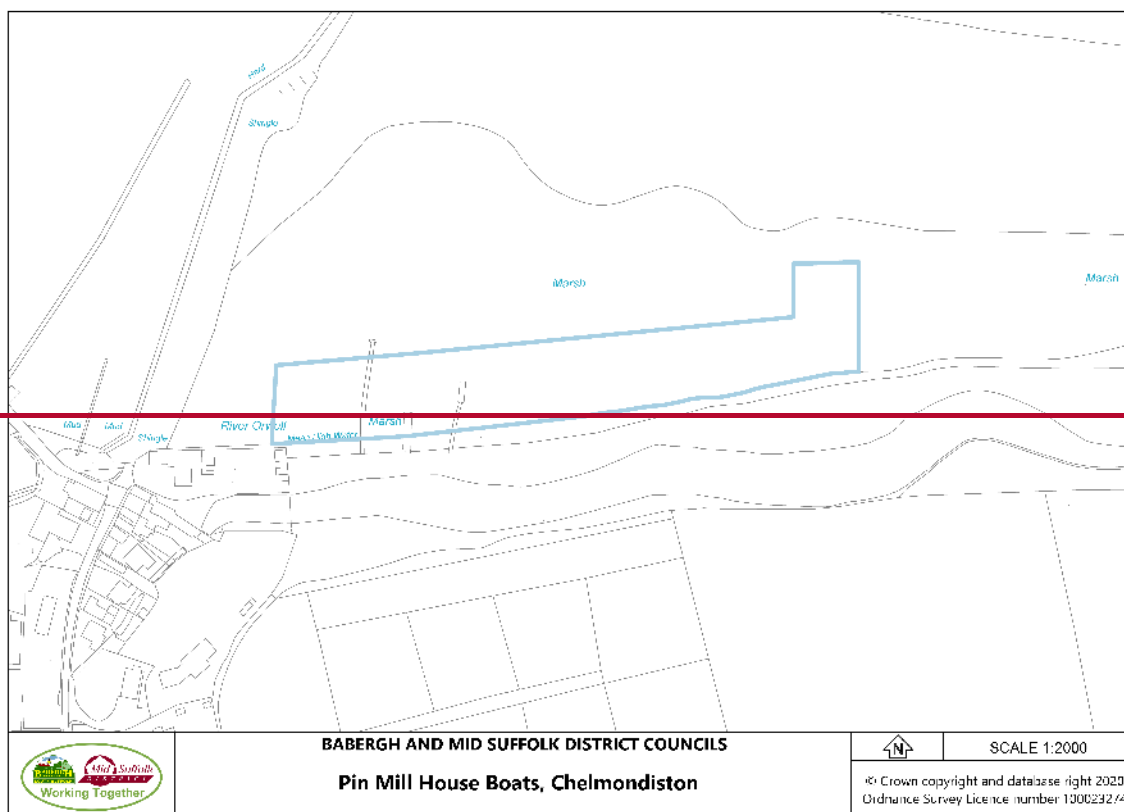
## ~~LP10 – Moorings, Marinas and Houseboats~~

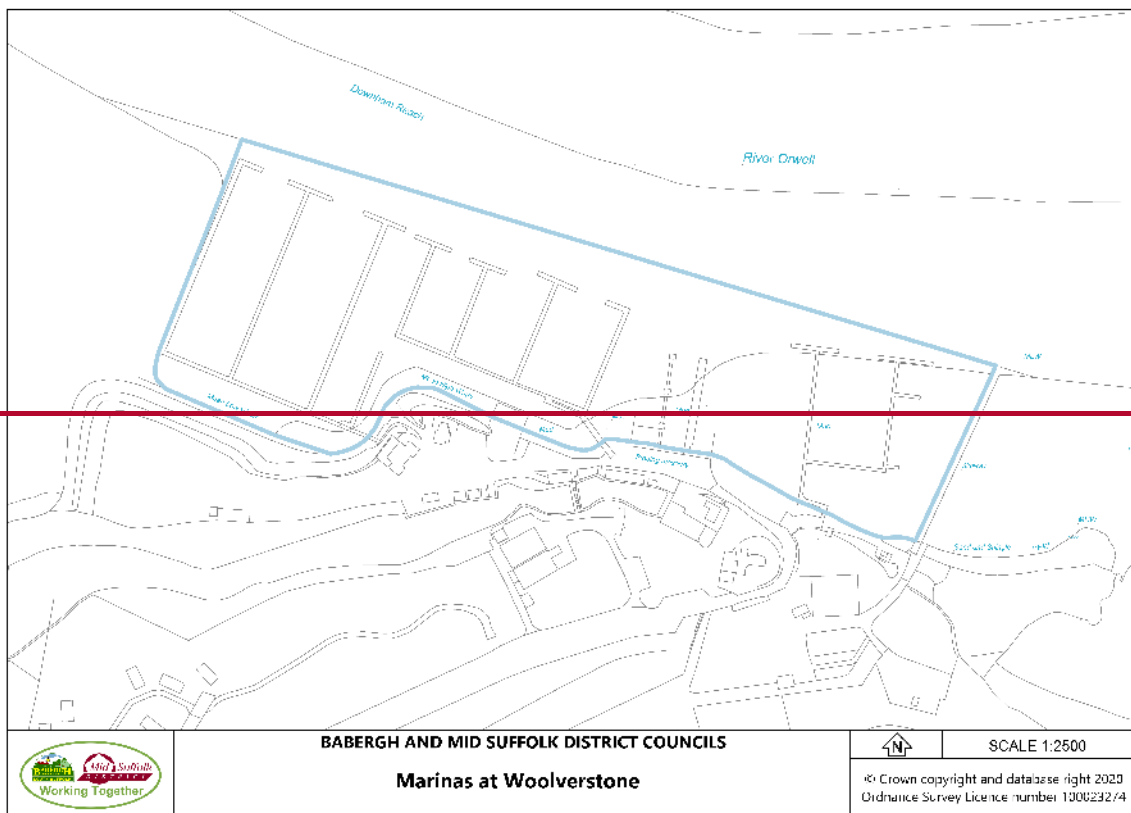
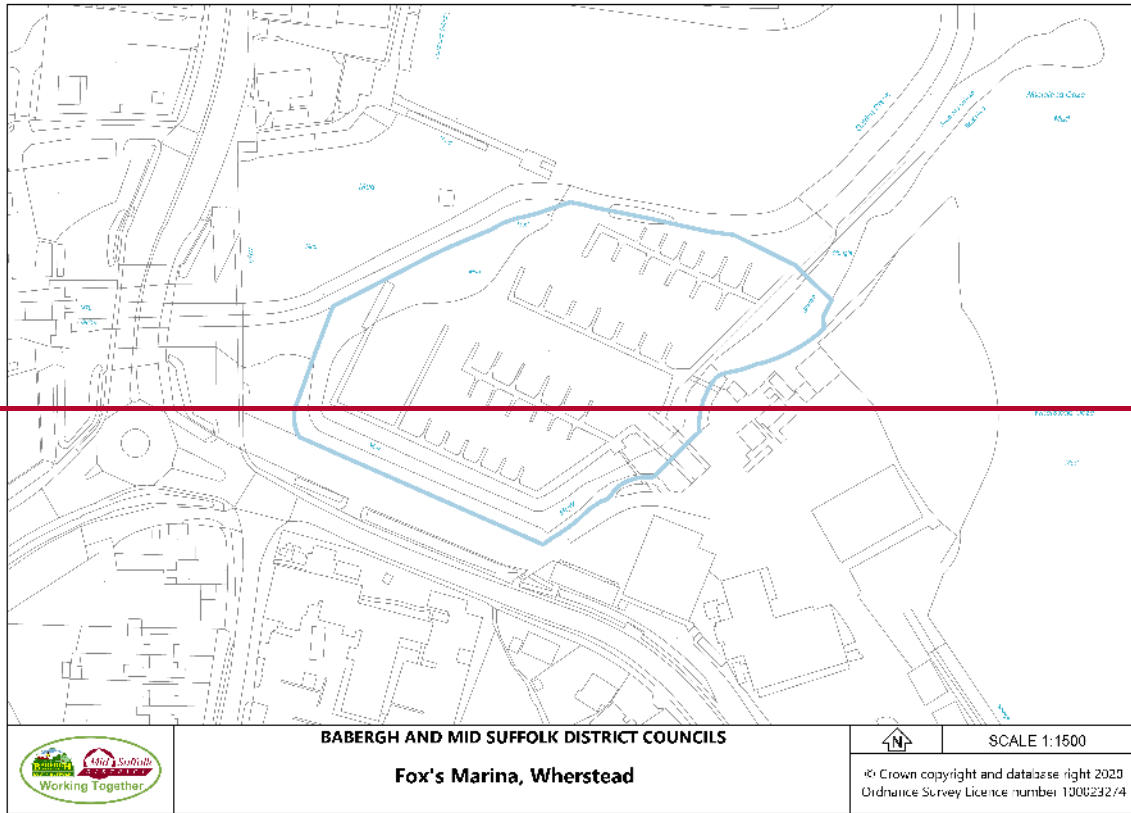
- ~~1. Outside of the defined moorings and marinas located at Pin Mill, Woolverstone, Shotley and Fox's at Wherstead, there will be no introduction or extension of moorings, marinas and houseboats or the ancillary land based activities across the Stour and Orwell estuaries SPA and Ramsar site (Suffolk Coast RAMS zone of influence).~~
- ~~2. Within the defined moorings and marinas, planning permission will only be granted if all of the following criteria are met to the satisfaction of the LPA:~~
  - ~~a) The proposal will not result in any adverse effect (either through construction and or operation) on the integrity of the Stour and Orwell SPA and Ramsar sites and the Suffolk Coast and Heath AONB. If planning permission is granted a CEMP must be agreed prior to commencement of development to demonstrate mitigation of construction impacts.~~
  - ~~b) The proposal must demonstrate appropriate measures to ensure there is no risk of deterioration in Water Framework Directive (WFD) status for the River Stour and Orwell.~~
- ~~2) A project level HRA will be required for each houseboat planning application and all proposals will need to demonstrate acceptable environmental protection measures and a Construction and Environment Management Plan will be required.~~

~~a) If planning permission is granted a Construction Environment Management Plan must be agreed prior to commencement of development to demonstrate mitigation of construction impacts.~~

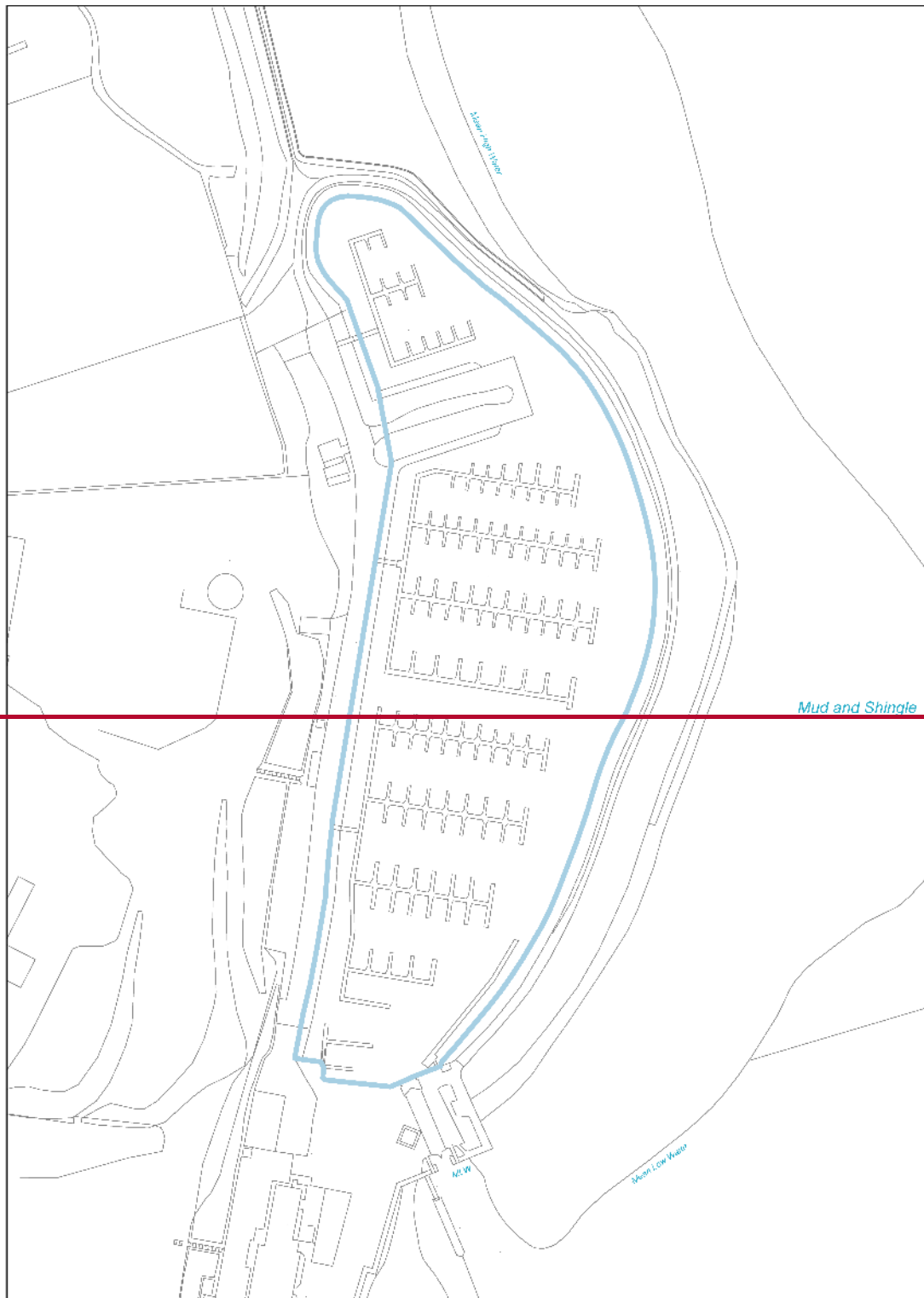
~~b) Additionally, for houseboat proposals within the defined area of Pin Mill, Chelmondiston:~~



- ~~i. The total number of houseboats is no greater than 28 units.~~
- ~~ii. The vessels must be river worthy and capable of floating~~
- ~~iii. Access must be via a jetty~~
- ~~iv. The boat is secured to the access jetty and or a mooring post.~~
- ~~v. The applicant enters into a legal agreement for the removal of any vessel that becomes unfit for habitation or is abandoned.~~









	<p><b>BABERGH AND MID SUFFOLK DISTRICT COUNCILS</b></p> <p><b>Shotley Marina</b></p>	<p> <b>SCALE 1:2500</b></p> <p><small>© Crown copyright and databasa right 2020 Ordnance Survey Licence number 100023274</small></p>
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## LP4108 - Self-Build and Custom-Build

### Policy background and explanation

~~13.56~~13.24 The Self Build and Custom Housebuilding Act 2015 requires LPAs to keep a register of people who are interested in building their own homes. NPPF (2021, pPara-624) states that LPAs should plan for the needs of those wishing to build their own homes. The Councils haves set up a self-build register, to understand the level of interest and demand in plots for self-build / custom build across the Districts. As of April 2018, there were 164 people on the self-build register, all with a variety of land and locational requirements.

### Policy LP4108 - Self-Build and Custom-Build

1. The Councils will support proposals for self-build/custom-build housing or proposals that make a proportion of serviced dwelling plots available for sale to self-builders or custom builders, ~~on appropriate sites and~~ where in accordance compliance with all other relevant policies ~~of in this the~~ Plan.
2. ~~Special protection must be given to the landscape, biodiversity and the historic environment.~~
3. ~~The proposal must not cause significant harm to residential amenity.~~
4. ~~The proposal must minimise the impact of development on climate change and will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.~~

## 14 LOCAL POLICIES – ECONOMY

## LP1209 - Employment Development Supporting a Prosperous Economy

### Policy background and explanation

~~14.01 In the 2019 NPPF, chapter 6 'Building a strong, competitive economy' is clear when it sets out "Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."~~

- ~~14.02~~14.01 The purpose of this section is to provide a planning framework which;
- I. Encourages the development of employment ~~sites and other business growth,~~ uses of the right type, in the right place, ~~and encourage investment in skills and innovation in order to increase productivity.~~
  - II. Encourages inward investment ~~to the Districts~~ by supporting the delivery of infrastructure improvements that will supportenable the continued growth of the Port of Felixstowe and strengthen the Districts' links to the Port ~~of Felixstowe~~ and the rest of the UK.
  - III. Supports the tourism sector ~~as one of the key drivers of economic growth.~~
  - IV. Provides sufficient flexibility to be responsive to changing behaviours, innovation and sectoral advancements to enable business to be competitive and improve productivity.

### Supporting A Prosperous Economy

~~14.03~~14.02 ~~Alongside the major strategic employment sites located in the towns, Ipswich Fringe and along the transport corridors, the rural economy also plays a fundamentally important role in the prosperity of the Districts as a whole, and the vitality of local communities. Many of the rural employment sites have grown organically over time responding to changes in demand and will inevitably continue to change. The aim of the Plan is to provide a framework to effectively manage development requirements for employment land. The economic base of the Districts comprise a wide range of employment sites and units ranging from the large strategic employment sites to small sites, often occupied with small and medium sized enterprises (SMEs), located across the Districts and sometimes outside settlement boundaries. Many sites have grown organically over time responding to changes in demand and new opportunities. The aim of the Plan is to maintain a suitable diversity of employment sites to meet current and future economic needs in a sustainable way.~~

~~14.04~~14.03 ~~The policy on small scale employment and flexible working practices recognises the importance of micro and Small and Medium-sized Enterprises (SME) scale of businesses in the two districts, where their predominantly rural nature means it offers benefits such as where these can thrive in the home. It seeks to accommodate Micro and SME operators positively by making provision for small scale employment and flexible working practices in appropriate locations. The provision to enable remote working, in particular through telecommunications connectivity, will be addressed in the contributions, infrastructure and services policy. The Plan also provides flexibility to support small scale employment use and flexible working practices. The predominantly rural nature of the Districts means that there are many small scale businesses, often within agricultural complexes and also within residential curtilages in both the towns and the wider countryside. This is an important component of the Districts' economic sustainability and diversity. The purpose of the policy is to provide~~

a consistent framework to enable such uses to be regularised where it is considered necessary and appropriate to do so.

## **Policy LP1209 - Employment Development Supporting A Prosperous Economy**

1. **Proposals for employment use must:**
  - a. **Be sensitive to the surroundings, including any residential and other amenity, landscape and heritage assets;**
  - b. **Demonstrates a high-quality standard of sustainable design;**
  - ~~c. Minimise impact from development on climate change through the implementation of sustainable construction practices and /or renewable energy technologies;~~
  - ~~d. Maximise the use of sustainable and active modes of transport through footpath and cycle route improvements as part of development, or to be sited where it can be easily accessed by public transport;~~
  - ~~e. Provide adequate servicing, access and off-road parking for its type, mix, use and location;~~
  - ~~f.c. Where necessary, provide contributions to the enhancement of the digital infrastructure network; and~~
  - ~~g.d. Have good highway access and not have severe impact on highway network; Demonstrate adequate highway capacity and access with sufficient on-site parking.~~
  - ~~h. Protect and enhance biodiversity and geodiversity affected by the development.~~
  
- ~~2. Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E on the strategic employment sites will be considered on their individual merits. This will apply to all unimplemented extant relevant permissions (prior to September 2020) whether in full or in part. Prior to submission applicants should engage with the LPA to agree the required assessment work in support of any proposal.~~
  
- ~~3.2. Change of use to small scale employment within a use, predominantly residential curtilage, is supported where:~~
  - a. ~~There is are no direct sales from the site;~~
  - b. ~~The direct and indirect effects of the scale of the business activity, including the employment of non-residents at the business, must remain incidental to the overall use of the site for residential purposes;~~
  - c. ~~The hours of operation are compatible with residential use; and~~
  - d. ~~The business does not involve significant create noise, dust, fumes or other emissions, outdoor storage or frequent delivery/collection (more than twice daily) that are likely to give rise to significant adverse impacts on health, quality of life or local amenity which could adversely affect local amenity.~~

## LP1310 - Safeguarding Economic Opportunities Change from Employment Uses

### Policy background and explanation

#### Ensuring an Adequate Supply of Land and Premises for Economic Growth

~~14.05 The policy for ensuring an adequate supply of land and premises for economic growth aims to ensure that a continuous range and diversity of appropriate employment sites and premises are available throughout the plan period. The Councils consider that availability of employment opportunities – particularly in rural areas – is essential to maintain sustainable communities. The loss of individual premises or land in employment use in itself may not appear to be significant, but the cumulative loss of several such units can be damaging to the local economic resilience. The policy seeks to retain viable employment use on existing employment premises, but also enable other commercial uses, such as small scale retail, services and other facilities.~~

~~14.06~~14.04 Overall, the Council expects that employment land and premises will remain in employment use throughout the plan period. Where a business is unable to make premises work viably, this does not mean that the premises is inherently unsuitable for employment use as an alternative operator or another business use may be able to operate successfully from the premises. The Councils consider that maintaining economic opportunities, particularly in the countryside, is fundamental to ensuring the sustainability of communities. The loss of individual premises or land in employment use in itself may not be considered significant, however cumulatively ongoing loss can damage local economic resilience. Accordingly, the policy seeks to retain viable employment sites and premises. In circumstances when a business is unable to make a premises work viably, this does not mean that the premises is inherently unsuitable for employment use or other commercial or community activities. This policy is not applicable to sites in employment use allocated for other purposes within the development plan.

~~14.07~~14.05 The policy aims to achieve a balance between ensuring there is sufficient choice in the employment land and premises market over the long term and being proportionate in the type and level of evidence required to support a change of use of small premises. Applications for alternative windfall uses on existing employment land therefore needs to be considered in accordance with this policy to ensure that a supply of suitable sites is retained.

~~14.08 On some sites it may be appropriate to undertake a “land swap” whereby employment land/premises can be redeveloped with another use and the employment uses can be developed elsewhere on a new site. This could be beneficial for businesses to provide modern premises, and it could be beneficial for local amenity if employment uses were relocated away from residential areas. Where a land swap is agreed, the Council will require demonstrable economic benefit to the locality in terms of retention and enhancement of economic opportunities.~~

## **Policy LP1310 - Safeguarding Economic Opportunities** **Change from Employment Uses**

1. ~~In order to protect the operation of existing businesses, proposals for development in the vicinity of land and premises in lawful business, commercial and employment activity may only be approved where such activity would not be compromised through amenity conflicts arising from the proposed development.~~ sustain a suitable land supply to meet economic demands, proposals for development use will only be approved where the proposal would not compromise ongoing employment use(s).
  
2. ~~The Councils shall resist the loss of identified employment sites, as well as other land and premises in lawful employment/commercial use.~~ Proposals that would lead to the full or partial loss of employment sites or premises will be required to demonstrate:
  - a) That the possibility of re-using or redeveloping the land for other ~~commercial, employment, business~~ or community uses<sup>23</sup> have been explored by a period of sustained marketing normally for 6 months by an independent qualified assessor. This must be undertaken at a realistic asking price, on a range of terms and in an appropriate format. The approach for the marketing ~~campaign~~ must be agreed by the ~~Development Management case officer from the outset;~~ relevant LPA; and
  - b) The proposal would not give rise to amenity conflicts with existing or proposed employment uses/activities in the vicinity of the site.
  
3. ~~Where relocation of an employment use is proposed which would result in full or partial loss of the existing employment site to an alternative use the proposer will need to demonstrate That there would be an overriding environmental or community benefit from redevelopment or change to another business or community use, which outweighs the benefit of the current employment use continuing. In this situation the Council may also seek contributions to help offset the economic impact of the loss of business opportunities. Contributions may include any combination of:~~
  - a) ~~Alternative land or premises;~~
  - b) ~~Financial contributions towards infrastructure installations to enable the delivery of replacement employment premises on Strategic Employment Sites;~~
  - c) ~~Financial contributions towards skills, training and qualifications for displaced employees.~~

<sup>23</sup> Community uses - includes facilities, services and infrastructure that can be easily accessible and used by the community



## LP4411 - Retail and Town Centres Uses and retail

14.06 The Plan is aimed at supporting the viability and vitality of the town centres in Babergh and Mid Suffolk Districts with a sequential approach to supporting uses in the town centres.

~~14.09~~14.07 The aim of the policy is to promote competitive town centre environments that provide customer choice and a town centre offer. ~~It is also aimed at supporting the viability and vitality of town centres in the Babergh and Mid Suffolk districts. A threshold of 400m<sup>2</sup> has been set, to require an impact assessment for applications for retail and leisure development which is outside of town centres, or not in accordance with an up-to-date plan. The assessment should be proportionate to the scale and type of the proposal, and in accordance with the relevant national policies and guidance. To maintain and improve the vitality and viability of town centres a mix of uses will be supported.~~

~~14.10 In accordance with the NPPF a threshold of 2,500m<sup>2</sup> has been set for requiring retail and leisure development outside of town centres, which are not in accordance with an up to date plan, to provide an impact assessment. The level of detail to be included in the impact assessment should be proportionate to the scale and type of proposal and should be agreed between the Council and applicant on a case by case basis. Furthermore, in dealing with such applications (regardless of its size) paragraph 86 and 87 of the NPPF states that Local Planning Authorities should apply a sequential test to focus main town centre uses in town centres, then in edge of centre locations and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. The primary frontages and town centre boundaries for Hadleigh, Stowmarket and Sudbury are set out in the relevant Policies Maps.~~

~~14.11 To maintain and improve the vitality and viability of the town centres a mix of uses will be supported whilst safeguarding retail uses. These types of uses could include but are not limited to: "above the shop" homes; leisure and cultural activity including support for evening economy and improvements to the public realm, such as tree planting and green infrastructure. Proposals that implement adaption measures to combat climate change will be encouraged.~~

## **Policy LP1411 – Retail and Town Centres and retail**

1. **Within Town Centre Boundaries<sup>24</sup> as defined on the Policies Map ~~consideration is given to ensuring that~~ development proposals should normally seek to ensure they do not eliminate separate access arrangements to upper floors~~pace~~, which could be used for residential, community or employment uses.**
2. **To maintain vitality and viability of town centres, proposals:**
  - a. **That include ‘above the shop’ homes, and/or a mix of retail and other leisure and cultural activity, including support for the evening economy, and improvements to the public realm (such as tree planting and green infrastructure) will be encouraged.**
  - b. **That ensure new and existing open spaces, community facilities, including meeting places that are accessible to all, will be ~~supported~~encouraged in principle.**
3. **Out of Town Centre Applications**

**Where an application for Class E (retail and leisure development) outside of town centre boundaries), is in excess of ~~2,500m<sup>2</sup>~~400m<sup>2</sup>, an impact assessment will be required. A sequential test in accordance with the NPPF will be applied for any applications for main town centre uses, which are neither in an existing centre nor in accordance with an up-to-date plan, including Neighbourhood Plans where relevant. Applications which would fail the sequential test or are likely to have a significant adverse impact on the vitality and viability of nearby centres will not be supported.**

<sup>24</sup> Town Centre Boundaries are contiguous with the primary shopping areas.

## LP4512 - Tourism and Leisure

~~14.12 The NPPF para 83 states the Local Plan should enable sustainable rural tourism and leisure developments which respect the character of the countryside.~~

~~14.1314.08 The Plan seeks to provide a diverse range of facilities and accommodation across the District to support the leisure and tourism sector cater for the tourist demand. Tourist accommodation, particularly ~~that which is~~ in permanent buildings, can sometimes come under pressure to be occupied for full time residential use. New tourist accommodation ~~should~~ will therefore be restricted by planning conditions and/or legal agreements so that it is retained for the benefit of the tourism economy and not lost to residential use. Planning conditions will also limit the occupation of new self-catering tourist accommodation units ~~to a continuous period of 28 days by one person or persons within one calendar year.~~ The owners/operators of the accommodation will be required to maintain an up to date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each letting. The Register will be required to be made available at all reasonable times to the Local Planning Authority.~~

~~14.1414.09 Proposals to remove holiday occupancy must include appropriate evidence where it can be fully and satisfactorily to demonstrated that there is no demand for the tourist accommodation. The Marketing evidence must be provided with details ~~of~~ the following:~~

- I. ~~w~~ Why the property is being marketed;
- II. ~~t~~ The location, and links to transport networks ~~and general setting~~;
- III. ~~a~~ Advertising methods – used to market the accommodation particulars should be set out in a bespoke, well-designed brochure with professional photos. Evidence of advertisements in both local and national publications/online advertisement and/or targeted mailing will be demonstrated;
- IV. Guide price/rent; and
- V. guide Terms and conditions.

~~14.1514.10 Proposals for leisure tourism and tourist accommodation development needs to ~~consider all~~ demonstrate consideration of the environmentally sensitive characteristics of the area, both districts. This includes but is not limited to: ~~future proofing all development from the impact of climate change; protecting conserving and enhancing heritage assets, and their setting and protecting and enhancing biodiversity and geodiversity, as a result of development. Reference also needs to be made to the Councils' most recent Landscape Guidance and/or other relevant landscape guidance supporting Neighbourhood Plans.~~~~

## Policy LP1512 - Tourism and Leisure

1. Proposals for new tourism and leisure facilities, or improvements/extensions to existing facilities, will be supported where ~~proposal(s):they:~~
  - a) ~~Enhance-Improve~~ the ~~D~~district's' ability to attract and cater for visitors, increase local employment opportunities, enhance the vitality of places and provide for environmental improvements;
  - b) Improve the range, quality and accessibility of facilities;
  - c) Are accessible by public transport and facilitates walking and cycling, whilst providing appropriate parking and access, and ensuring the associated traffic movement would not compromise highway safety;
  - d) Includes facilities which are open to the wider community, to enhance both accessibility and the range of facilities available;
  - ~~e) Uses brownfield land and or avoids the best and most versatile agricultural land.~~
  - ~~f) Enhances the vitality and viability of settlement centres.~~
  - ~~g) Protects the landscape, biodiversity and the historic environment.~~
  - e) Respect the character of the landscape by having regard to landscape guidance that supports the development plan; and
  - f) Follow a hierarchy of seeking firstly to avoid impacts, secondly mitigating for impacts so as to make them insignificant on the local ecology, biodiversity, trees and hedgerows, or thirdly as a last resort compensate for losses that cannot be avoided or mitigated.
  
2. In addition to the criteria above, proposals ~~in the countryside~~outside settlement boundaries may be supported where the proposal:
  - a) Increases access, enjoyment and interpretation of the countryside, appropriately, sensitively and sustainably;
  - ~~b) Provides appropriate parking and access and ensures the associated traffic movement would not compromise highway safety;~~
  - ~~e)b) Improves accessibility for existing settlements~~places, which are not well served by public transport; and
  - ~~d) Reflects the intrinsic quality and respects the character of the countryside by having regard to the Councils Landscape Guidance and any other relevant documents endorsed by the LPA;~~
  - ~~e) The proposal must follow a hierarchy of seeking firstly to avoid impacts, mitigate for impacts so as to make them insignificant on the local ecology, biodiversity, trees and hedgerows, or as a last resort compensate for losses that cannot be avoided or mitigated for;~~
  - ~~f)c) Is of an appropriate scale for their context;~~ and
  - ~~g) Safeguarding and where possible enhancing the historic interest of the asset including its setting.~~

## LP4613 – Countryside Tourist Accommodation

**Policy LP4613 - Countryside Tourist Accommodation**

1. ~~In rural locations~~Outside settlement boundaries, applications for ~~new~~ tourist accommodation will be considered on an exceptional basis. In addition, applications must accord with other policies in the Plan and:
  - a) Demonstrate an overriding business need to be in that location;
  - b) Be sympathetic to the character of the area ~~and meet environmental standards~~; and
  - ~~c) Protect and enhance heritage assets and their setting;~~
  - ~~d) Protect and enhance biodiversity and geodiversity as a result of development;~~
  - ~~e) Minimise the impact of development on climate change, through sustainable construction practices and/or renewable energy technologies; and~~
  - f) Be accessible by a range of transport modes.
2. New tourism accommodation will be controlled by planning conditions which take account of the individual business models and/or locational ecological impacts.
- ~~2.3.~~ In addition to criterion at 1 (a – ~~f~~c) proposals to extend or upgrade tourism facilities accommodation must provide a balanced mix of economic, social and environmental benefits. ~~New tourism development will be controlled by planning conditions which take account of the individual business models and / or locational ecological impacts.~~
- ~~3.4.~~ The Councils will only support the removal of a holiday occupancy condition if evidence is provided that there is no demand for the ongoing use of the tourist accommodation, as evidenced by ~~a~~ sustained marketing for 6 months.

## **LP14 – Intensive Livestock and Poultry Farming**

14.11 Strong rural economies are essential in creating and sustaining vibrant rural places and communities. Intensive livestock and poultry farming are a large component of the agricultural industry in Babergh and Mid Suffolk.

14.12 The policy seeks to support this specific agricultural sector wherever it is considered appropriate whilst ensuring significant consideration is given to environmental protection as well as the wellbeing of people and the impacts on natural and cultural resources.

14.13 Intensive agricultural units, particularly pig and poultry farms, can affect both sensitive habitats and the local population. This is largely through the release of pollutants, including: ammonia; nutrients from manure; litter and slurry; effluent discharges; dust; odour; and noise. Consequently, there is the need to exercise particular care when considering developments which would bring livestock and poultry units within close proximity to sensitive land uses. Sensitive land uses include buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples include: residences, day care centres, educational and health facilities, office development or sensitive environmental areas.

14.14 Importantly, whilst an individual intensive livestock and/or poultry development may be acceptable, the cumulative impacts resulting from similar developments nearby should also be taken into account.

14.15 This policy sets out a framework for the consideration of intensive livestock and poultry proposals. The policy will be supported by a supplementary planning document which will provide detailed information and advice for assessing impacts of intensive livestock and poultry unit proposals.

### **Policy LP14 – Intensive Livestock and Poultry Farming**

**1. Proposals for intensive livestock and poultry units and associated structures and facilities for the storage and disposal of waste will be permitted provided that the siting, design, materials used (including lighting) and methods of operation proposed address all of the below criteria so that they:**

- a) serve to protect the amenity of residential properties, avoiding or effectively mitigating odour, light and other forms of pollution and disturbance, or in the case of extensions can demonstrate a positive improvement in existing conditions;**

- b) protect sensitive environmental receptors, such as designated protected species, ecological sites and watercourses (including wet and dry ditches, groundwater and ponds) through appropriate pollution prevention measures and supported by demonstrable on-site contingency measures;
- c) consider and address the impact on water resources and the capacity of the water supply infrastructure network, taking account of the limitation on the Hartismere supply network;
- d) demonstrate that there will be no significant effects upon sensitive environmental receptors from air pollutants, through submission of approved emission modelling;
- e) demonstrate adequate provision has been made for the management and disposal of waste materials, liquids, litter and manure for each production cycle which will not lead to pollution, particularly of surface and groundwater, by submission of an approved waste management plan;
- f) serve to minimise visual and landscape impact and incorporate suitable landscaping proposals; and
- g) demonstrate adequate highway capacity and access to the highway network. Proposals must not generate an unacceptable increase in traffic volumes and HGV movements over the period of a production cycle taking account of the origin and destination routing of goods within the processing chain.

2. Where proposals for expanded or new units adjoin existing groups of agricultural buildings, or any new proposals which are in remote, isolated or detached locations outside settlement boundaries, they must provide appropriate justification and demonstrable evidence for the location.

3. Where an individual intensive livestock or poultry development is considered acceptable, the cumulative impacts resulting from similar developments nearby must also be taken into account.

4. Proposals for residential buildings or other sensitive land uses within 400m of established intensive livestock and/or poultry units will be subject to special consideration. Such proposals which would be subject to significant adverse environmental impact will not be permitted.



## 15 LOCAL POLICIES – ENVIRONMENT

## LP4715 - Environmental Protection and Conservation

### Policy background and explanation

- 15.01 The aim of this policy is to ensure that all developments are **environmentally** sustainable and will seek to prevent and mitigate against adverse environmental impacts and climate change, irrespective of the size of the development. Development proposals must take into account a broad range of environmental issues such as land and resources; land contamination and instability; pollution and environmental amenity; and water quality. ~~air quality, water consumption and quality, drainage, sewerage, energy, noise, light, waste, contamination, design and building materials.~~
- 15.02 Land and air pollution are subject to regulatory controls under Environmental Health Legislation including the Environmental Protection Act 1990, Pollution Prevention Act 1999 and the Environment Acts of 1995 and 2021. Applications within an Air Quality Management Area (AQMA) and ~~all~~ major planning applications, may be required to submit an air quality impact assessment to assess and quantify the impact on local air quality and to identify appropriate mitigation measures to ensure that development is acceptable on the grounds of air quality. Contributions may also be required towards the cost of air quality mitigation measures.
- 15.03 Lighting needs to be appropriate for the design and scale of development and location. It is important that lighting is designed to illuminate the target only and not detract from the night sky's natural state and thereby avoid light pollution and its associated impact on wildlife.
- 15.04 In line with the National Planning Policy Framework the Plan seeks to protect high quality agricultural land where possible. Whilst in some cases meeting wider objectives will necessitate the loss of agricultural land, particularly considering the relatively limited amount of brownfield land available for development in the Districts, the policy seeks to ensure that loss of agricultural land is a consideration.
- 15.05 The Plan will encourage proposals that help bring contaminated sites into productive use. Where a site is affected by contamination, responsibility for securing safe development rests with the developer and/or landowner.
- 15.06 Where it is anticipated that contamination may be present near or on a proposed development area a precautionary approach is essential to ensure there is no unacceptable risk to health, or to the environment or amenity. The applicant will be required to demonstrate by way of adequate site investigation information, prepared by a competent person, that there is no unacceptable risk to health, or the environment and where unacceptable contamination is found there will be a requirement for mitigation/remediation/verification, as agreed with the Councils.
- 15.07 In accordance with Government guidance for land contamination and land stability, all planning decisions should give appropriate weight to any recommendations of regulators within the Councils and the Environment Agency. All measures must also be compatible with the relevant National and International Standards or any subsequent more recent legislation. Where appropriate potentially contaminated land should be investigated and remediated prior to development and/or during construction to a level appropriate to its proposed use. Where mitigation / remediation cannot be satisfactorily achieved, development will be refused.

## **Policy LP1715 - Environmental Protection and Conservation**

- 1. ~~To protect the environment all developments must have regard to the following: Development proposals must demonstrate appropriate consideration of the following:~~**

### **1.2. LAND**

#### **Efficient and Effective Use of Resources/Land**

- a. ~~Development on previously developed land will be prioritised, where appropriate, to minimise the loss of the best and most versatile agricultural land. w~~Where development needs to take place on greenfield land, avoidance of the best and most versatile agricultural ~~le~~ land should be prioritised.
- b. ~~Development will contribute towards making~~**Make** more efficient use or re-use of existing resources and reducing the lifecycle impact of ~~building~~ materials used in construction.
- c. ~~Development proposals m~~**Must** not prejudice the ability of future allocated sites to come forward by, for example, restricting or blocking access to services such as water, gas, electricity, drainage, the free flow of air, ~~water~~ and daylight.

#### **Land Contamination and Instability**

- d. Where necessary, development will include measures to remediate land affected by contamination and ~~locate development safely away from any hazardous source.~~ **avoid unacceptable proximity to hazardous sources.**
- e. Where necessary, development will include measures to address land instability issues where identified.  
~~These measures must be compatible with the relevant National and International Standards.~~

### **2.3. POLLUTION**

#### **Pollution and Environmental Amenity**

- a. Prevent, or where not practicable, ~~mitigate and reduce to a minimum~~ all forms of possible pollution including, but not limited to ~~;~~ air, land, ground and surface water, ~~waste~~, odour, noise, light and any other general amenity, including public amenity and visual amenity impacts. This must be ~~convincingly demonstrated to the satisfaction of the LPA by the impact assessments where appropriate.~~ **convincingly demonstrated**
- b. ~~Amenity impacts~~**Significant adverse amenity impacts** are avoided where ~~a proposal it~~ is located adjacent to or close to existing uses ~~with the potential to have amenity impacts.~~ This would include an assessment of any identified amenity impacts **that have a significant adverse effect** and how the continued operation of existing use(s) would not be prejudiced.

### **3.4. WATER**

- a. ~~Development will be required to c~~**Comply** with the relevant SCC Construction Surface Water Management Plan.
- b. ~~Development proposals will need to d~~**Demonstrate it protects** protection and ~~where practicable enhancement of enhances~~ groundwater, surface water

**features and must not lead to a deterioration in the quality of the environment to help achieve the objectives<sup>25</sup> of the Water Framework Directive.**

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<sup>25</sup> The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (or relevant updates)

## LP4816 - Biodiversity and Geodiversity

### Policy background and explanation

- ~~15.08 The NPPF advocates that local plans should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity or geological value and minimising impacts on and providing measurable net gains for biodiversity.~~
- ~~15.09 The level of protection to be afforded to Special Protection Areas (SPAs), Ramsar and Special Areas of Conservation (SACs) and Ramsar sites is set out in the UK Habitats Regulations. To summarise, proposals that would result in significant effects on these sites, either alone or in combination with other plans and projects, should be refused, unless mitigation measures can be applied to avoid adverse effects on site integrity. Only in exceptional circumstances where there are 'imperative reasons of overriding public interest' would development that causes harm to a SPA, SAC or Ramsar sites be permitted.~~
- ~~15.10 Sites of Special Scientific Interest (SSSIs) are protected through the Wildlife and Countryside Act 1981 (as amended). The NPPF states that development on land within or outside of an SSSI likely to have an adverse effect on an SSSI should not normally be permitted. An exception should only be made where the public benefits of development clearly outweigh the impacts.~~
- ~~15.11 Priority species and habitats are identified by the UK post-2010 Biodiversity Framework. The NERC Act 2006 requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. Known as the Section 41 list, this should be used to guide decision makers in implementing their duty under Section 40 of the NERC act to have regard to the conservation of biodiversity in England when carrying out their normal functions: England Biodiversity Strategy 2020, Biodiversity Net Gain initiative and DEFRA biodiversity Metric Calculator is designed to assess changes to biodiversity value as a result of development or land changes and can be an essential method to ensure net gains are achieved.~~
- ~~15.12 In order to meet the biodiversity net gain initiative, development proposals will be required to meet a minimum of 10% increase or in line with Government requirements.~~
- ~~15.13 At the local level, designations in Babergh and Mid Suffolk comprise of County Wildlife Sites, County Geodiversity Sites/Regionally Important Geological and Geomorphological Sites.~~
- ~~15.14 In producing the Plan consideration can be given to the level of protection to afford to local sites of biodiversity and geodiversity value including Local Nature Reserves, County Wildlife Sites, County Geodiversity Sites and priority habitats and species.~~
- ~~15.15 To create, protect and enhance ecological networks, the NPPF advises that biodiversity should be conserved and enhanced at a landscape scale.~~
- ~~15.16 The Babergh Green Infrastructure Strategy (2012) identifies potential wildlife corridors (river and green corridors) that would benefit from enhancement. Suffolk Nature Strategy identifies a large area of Babergh and the south of Mid Suffolk as 'South Suffolk ancient woodland clusters' which is one of the areas of principal importance for landscape scale conservation in Suffolk, along with the two AONBs. Work to deliver~~

~~an up to date Babergh and Mid Suffolk Joint Green Infrastructure Strategy is to be undertaken.~~

~~15.17 Green infrastructure refers to a network of spaces and linkages that are generally valued for their wildlife, geological, landscape or historic importance and may also have recreational value and help reduce flood risk. Although often important in their own right, when considered as a holistic network they provide much greater benefits. Emphasising the importance of green infrastructure creation, protection and enhancement, ensures an improved and healthy environment that is available for present and future communities. These improvements can include reducing vulnerability and increase resilience to extreme weather events and flooding through measures such as SuDs and green roofs for example.~~

~~15.18 The Joint Local Plan, therefore, seeks to ensure that all new development secures high standards of design and green infrastructure which creates attractive and sustainable places where people want to live and spend time. Networks of green infrastructure should be provided across new developments linking with existing networks of open space.~~

~~15.19 Protection for internationally and nationally protected sites is established in legislation. In producing the Plan consideration can also be given to the level of protection to afford to local sites of biodiversity and geodiversity value including County Wildlife Sites, County Geodiversity Sites, Local Nature Reserves and Priority habitats and species.~~

~~15.20 Through previous Habitats Regulations Assessments there has been recognition of the sensitivity of the internationally protected sites and the potential for significant effects arising from increased recreational disturbance related to new housing development.~~

~~15.21 Enhancement for biodiversity could include; watercourse improvements (such as along river corridors and undisturbed river banks) to benefit biodiversity and improve water quality, habitat creation, wildlife links (including as part of green or blue infrastructure) and building design which creates wildlife habitat (e.g. green roofs, hedgehog friendly fencing, bird, insect and/or bat boxes) relevant to local conservation priorities.~~

15.08 The NPPF advocates that local plans should contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity or geological value and minimising impacts on and providing measurable net gains for biodiversity. Development should adhere to the Biodiversity Mitigation Hierarchy; Avoid, Mitigate or Compensate, as set out in paragraph 180(a) of the NPPF and Planning Practice Guidance (PPG) for the Natural Environment (para 19).

15.09 Protection for internationally and nationally protected sites is established in legislation. At an international and national level, this includes Special Protections Areas (SPAs), Special Areas of Conservation (SACs), Ramsar sites and Sites of Special Scientific Interest (SSSIs). Proposals that would result in significant effects on these sites, either alone or in combination with other plans and projects, should be refused, unless mitigation measures can be applied to avoid adverse effects on site integrity. Only in exceptional circumstances where a suitable compensation strategy exists and where there are 'imperative reasons of overriding public interest' would development that causes harm to a SPA, SAC or Ramsar sites be permitted.

- 15.10 Sites of Special Scientific Interest (SSSIs) are protected through the Wildlife and Countryside Act 1981 (as amended). The NPPF states that development on land within or outside of an SSSI likely to have an adverse effect on an SSSI should not normally be permitted. An exception should only be made where the public benefits of development clearly outweigh the impacts.
- 15.11 Priority species and habitats are identified by the UK post-2010 Biodiversity Framework. The NERC Act 2006 requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. Known as the Section 41 list, this should be used to guide decision makers in implementing their duty under Section 40 of the NERC Act to have regard to the conservation of biodiversity in England when carrying out their normal functions: England Biodiversity Strategy 2020, Biodiversity Net Gain initiative and the latest published version of the Natural England Biodiversity Metric are designed to assess changes to biodiversity value as a result of development or land changes and can be an essential method to ensure net gains are achieved.
- 15.12 In order to meet the biodiversity net gain initiative, development proposals will be required to meet a minimum of 10% increase or in line with Government requirements if greater.
- 15.13 At the local level, designations in Babergh and Mid Suffolk comprise of County Wildlife Sites, County Geodiversity Sites/Regionally Important Geological and Geomorphological Sites, Local Nature Reserves and Priority habitats and species. For the purposes of this policy, all of these are also designated sites.
- 15.14 Green infrastructure refers to a network of spaces and linkages that are generally valued for their wildlife, geological, landscape or historic importance and may also have recreational value and help reduce flood risk. Although often important in their own right, when considered as a holistic network they provide much greater benefits. Emphasising the importance of green infrastructure creation, protection conservation and enhancement, ensures an improved and healthy environment that is available for present and future communities. These improvements can include reducing vulnerability and increasing resilience to extreme weather events and flooding through measures such as SuDs and green roofs for example.
- 15.15 To create, protect and enhance ecological networks, the NPPF advises that biodiversity should be conserved and enhanced at a landscape-scale across local authority boundaries. The documents titled A Green Infrastructure Framework for Babergh District (2012) and the Haven Gateway Green Infrastructure Strategy for Ipswich Policy Area (2015), identify potential wildlife corridors (river and green corridors) that would benefit from enhancement. The Suffolk Nature Strategy identifies a large area of Babergh and the south of Mid Suffolk as ‘South Suffolk ancient woodland clusters’ which is one of the areas of principal importance for landscape-scale conservation in Suffolk, along with the two AONBs.
- 15.16 The Plan seeks to ensure that all new development secures high standards of design and green infrastructure which creates attractive and sustainable places where people want to live and spend time. Networks of green infrastructure should be provided across new developments linking with existing ecological networks.
- 15.17 Enhancement for biodiversity could include: watercourse improvements (such as along river corridors and undisturbed river banks) to benefit biodiversity and improve water quality, habitat creation, wildlife links (including as part of green or blue infrastructure)



and building design which creates wildlife habitat (e.g. green roofs, hedgehog friendly fencing, bird, insect and/or bat boxes) relevant to local conservation priorities.

15.18 The Councils are also working on an emerging Green Infrastructure Strategy to support the Councils' adopted Biodiversity Action Plan. Furthermore, a Biodiversity Supplementary Planning Document will be produced.

## **Policy LP1816 - Biodiversity & Geodiversity**

- 1) All development ~~should~~**must** follow ~~the biodiversity mitigation hierarchy, of seeking firstly to; enhance habitats, avoid impacts, mitigate against harmful impacts, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.~~ **at the biodiversity mitigation hierarchy**
- 2) Development ~~should~~**must**:
  - a) Protect designated and, where known, potentially designated sites. Proposed development which is likely to have an adverse impact upon designated and **potentially** designated sites, or that will result in the loss or deterioration of irreplaceable biodiversity or geological features or habitats (such as ancient woodland and veteran/ancient trees) will not be supported.;
  - b) Protect and improve sites of geological value and in particular geological sites of international, national and local significance.;
  - c) Conserve, restore and contribute to the enhancement of biodiversity and geological conservation interests including **P**priority habitats and species. Enhancement for biodiversity should be commensurate with the scale of development.;
  - d) **Plan** ~~Where possible plan~~ positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas. ~~This could include Where possible,~~ **links** to existing green infrastructure networks and areas identified by local partnerships for habitat restoration or creation so that these ecological networks will be more resilient to current and future pressures.;
  - e) Identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity. **The Councils will seek appropriate resources from developers for monitoring of biodiversity net gain from developments.** Where biodiversity assets cannot be retained or enhanced on site, the Councils will support **the delivery of 'biodiversity offsetting'** ~~to deliver a net gain in biodiversity off-site in accordance with adopted protocols.;~~ **and**
  - f) Apply **additional** measures to assist with the recovery of species listed ~~on~~**in** S41 of the NERC Act 2006.
- 3) Development which would have an adverse impact on species protected by legislation<sup>26</sup>, or subsequent legislation, will not be permitted unless there is no alternative and the **local planning authority LPA** is satisfied that suitable measures have been taken to:
  - a. Reduce disturbance to a minimum; ~~and~~
  - b. Maintain the population identified on site; **and**
  - c. Provide adequate alternative habitats to sustain at least the current levels of population.

<sup>26</sup> Legislation including but not exclusively - The Conservation of Habitats and Species Regulations (2017), the Wildlife and Countryside Act (1981), the Protection of Badgers Act (1992), and listed as Priority Habitats and Species (s41 Natural Environment and Rural Communities Act (2006)

- 4) Where appropriate, the ~~local planning authority~~ **LPA** will use planning obligations and/or planning conditions to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.

## LP4917 - Landscape

### Policy background and explanation

~~15.22~~15.19 The landscape and the historic environment have a strong inter-relationship, as the character of the landscape is influenced by its historic environment, as well as traditional villages and historic townscapes. Equally, the landscape can be important to the setting of a historic asset.

~~15.23~~15.20 ~~Parts of Babergh lie within the designated landscapes of The Dedham Vale Area of Outstanding Natural Beauty (AONB) and the Suffolk Coast and Heaths AONB, however, all~~ All landscape whether designated or not, has its own character, sense of place and local values. These include areas with uninterrupted or panoramic views of surrounding landscapes, landmarks and distinctive field patterns with associated hedges, woodlands and copse of trees, as well as areas of tranquillity, dark skies and strong rural character.

~~15.24~~15.21 Landscape character assessments of the area have been carried out and provide information on the different landscape character types of the area<sup>27</sup>. These assessments recognises particular characteristics, qualities and features of landscapes to provide an understanding of distinct sense of place and sensitivities to development and change. They will be used as a basis to guide decisions about whether development is appropriate in the landscape and provide a framework for the provision of appropriate landscape mitigation and enhancement.

15.22 The Plan seeks developments to be sensitive to their landscape and visual amenity impacts; subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures.

~~15.25~~15.23 Where development ~~may be~~ is visually prominent or is likely to adversely significantly affect landscape character, production of a Landscape and Visual Appraisal (LVA) or Landscape and Visual Impact Assessment (LVIA) (as appropriate) will be required. ~~a~~This should inform strategic landscape masterplans and/or ~~a~~landscape management plans detailing mitigation proposals if required. ~~may be required.~~

~~15.26~~15.24 The Plan seeks to ~~protect~~conserve and enhance the landscape, taking account of its natural beauty, characteristics and features of natural, archaeological or historic interest. All new development proposals need to ensure ~~it~~they responds to and reinforces the local distinctiveness of the area in scale, form, design, materials and location. For example, by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use and designations; being demonstrably informed by local guidance, in particular the Councils' Joint Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.

<sup>27</sup> Landscape Character Types as defined in The National Character Area's and The Landscape Character Assessments.

## Policy LP1917 - Landscape

1. To ~~conserve~~**protect** and enhance landscape character development must:
  - a. Integrate ~~positively~~ with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements;
  - b. ~~Proposals must be~~ sensitive to their natural and built landscape and visual amenity impacts (including on dark skies and tranquil areas) and; ~~subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;~~
  - c. ~~Enhance and protect landscape character and values and heritage assets such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use and designations; being demonstrably informed by local guidance, in particular the Council's Joint Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.~~
  - d.c. Consider the topographical cumulative impact on landscape sensitivity.
2. Where significant landscape or visual impacts are likely to occur, ~~for example for larger development proposals, a Landscape and Visual Impact Assessment (LVIA) or a Landscape and Visual Appraisal (LVA) or a Landscape and Visual Impact Assessment (LVIA) must should~~ be prepared to. ~~This should~~ identify ways of avoiding, reducing and mitigating any adverse effects and opportunities for enhancement.

## LP2018 – Area of Outstanding Natural Beauty

~~15.27~~ ~~15.25~~ Babergh and Mid Suffolk have a diverse landscape character, with parts of Babergh lying within Dedham Vale AONB and the Suffolk Coast and Heaths AONB. Adjoining the Dedham Vale ~~AONB~~ ~~Area of Outstanding Natural Beauty~~ is an area defined as the Stour Valley Project extending beyond Sudbury and into West Suffolk. The Suffolk Coast and Heaths AONB also has a project area which encompasses the Shotley Peninsula. ~~These project areas, however, do not currently benefit from the same protection as an AONB. Whilst these project areas do not benefit from the same protection as the AONBs, development proposals in these areas should conserve their special qualities as identified in the Valued Landscape Assessments, and where relevant seek to deliver enhancements where the special qualities have been impacted by changes in farming practices or previous development.~~

~~15.28~~ ~~15.26~~ The ~~protection~~ ~~conservation~~ of AONB's ~~is not just the land within the designation, but also to includes~~ its setting. In line with ~~the~~ National Planning Policy Framework great weight is given to conserving and enhancing the landscape and scenic beauty in the AONBs and the conservation and enhancement of wildlife and cultural heritage are important considerations.

~~15.27~~ The Plan requires development to be sensitive to landscape character and visual amenity impacts. This could be achieved through the use of good built and landscape design, including materials and colour, siting, design and lighting, along with the associated mitigation measures which complement the local individual landscape character, archaeological and historic patterns of the settlement.

### Policy LP2018 – Area of Outstanding Natural Beauty

1. Proposals for major development<sup>28</sup> within the AONBs will be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.
- 1.2. The Councils will support non-major development within the AONBs and development within the setting<sup>29</sup> in or near of the AONBs that:
  - a. Gives great weight to conserving and enhancing Conserves and enhances the landscape and scenic beauty;
  - b. Integrates positively with the character of the area and reinforces local distinctiveness of the AONBs;
  - c. Is Are sensitive to their the natural and built landscape and visual impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;
  - d. Supports the provision and maintenance of local services, and facilities and assets (including affordable housing), so long as it is commensurate with the character and objectives of the AONBs;
  - e. Demonstrates special regard to conserving and enhancing proposals that enhance and protect landscape character, landscape and values and

<sup>28</sup> Major Developments as defined within NPPF 2021 – “whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined”.

<sup>29</sup> Setting is considered to impact on the purposes for which the area has been designated or defined in the opinion of LPA.

~~heritage assets in the AONBs; and such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use<sup>1</sup> and designations;~~

~~f. Conserves the distinctiveness of the AONBs (including quality views), supports the public enjoyment of these areas and the wider social and economic objectives set out in the AONB Management Plans.~~

~~2. Tourism and visitor related development within the AONB will be supported where it reflects the intrinsic quality and respects the character of the AONB and demonstrates the proposal has been informed by all relevant local guidance and the relevant AONB Management Plan which includes the AONB and identified Project Area.~~

~~3. Development within the AONB Project Areas should have regard to the relevant Valued Landscape Assessment.~~

## LP2419 - The Historic Environment

### Policy background and explanation

~~15.29~~15.28 Babergh and Mid Suffolk have a considerable wealth of historic settlements and buildings which contribute to the area's distinctiveness and make it an attractive place to live and work. The Planning (Listed Buildings and Conservation Areas) Act, 1990 contains statutory provisions relating to the management of the historic environment, however local authorities may develop policies through their local plans. The NPPF advocates that local plans should set out a positive approach to the conservation and enjoyment of the historic environment, including heritage assets most at risk.

~~15.30~~15.29 Heritage Assets are defined by the NPPF as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. It includes nationally designated heritage assets, other non-designated heritage assets, Scheduled Monuments and sites of potential archaeological interest.

~~15.34~~15.30 The designated heritage assets in Babergh and Mid Suffolk comprise of some 7,000 listed buildings, 60 Conservation Areas, 72 Scheduled Ancient Monuments and 7 Registered Parks and Gardens. In addition, there are other buildings and features which make an important contribution to the character and appearance of the area. These may not be of sufficient quality to be designated as a heritage asset but are important in reinforcing a sense of local identity. An Historic Environment Record is maintained by SCC, which includes details of local archaeological sites and finds, historic buildings and historic landscapes.

15.31 Where heritage assets of archaeological interests are likely to be affected, a conservation strategy, including details of recording, mitigation, repair preservation, protection and management, as appropriate, will be required.

15.32 Some designated heritage assets are known to be at risk through neglect and decay, or are vulnerable to becoming so. The authorities will continue to monitor Heritage at Risk and will work with Historic England and other bodies to secure appropriate solutions.

15.33 In exceptional circumstances, permission may be granted for development which would not normally be acceptable in order to secure the long-term future of the designated asset. This is known as 'enabling development' and should only be carried out as a last resort in line with the guidance produced by Historic England. In such circumstances, the Councils will assess whether the benefits of a proposal, which would otherwise conflict with planning policies, but would secure the future conservation of a heritage asset, outweighs the disbenefits of departing from plan policies.

15.34 Proposals which physically affect Scheduled Monuments require Scheduled Monument Consents in addition to any planning permission and/or listed building consent required. Applications for Scheduled Monument Consents must be made to the Secretary of State for Digital, Culture, Media and Sport before any work may be carried out which might affect a monument either above or below ground level. Further



information on the application process for Scheduled Monument Consent is available on Historic England's website<sup>30</sup>.

## Policy LP2119 - The Historic Environment

1. Where an application potentially affects heritage assets, the Councils will: require the applicant to submit a heritage statement that **demonstrates: describes the significance of any heritage asset that is affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact.**
  - ~~a. Depending on the nature of the works/development proposed, require the applicant to submit a heritage statement that demonstrates:~~
    - ~~i. The significance of the heritage asset is appropriately understood (statement of significance);~~
    - ~~ii. The potential impacts on the heritage asset's significance, including the contribution made by setting, are understood (impact assessment)~~
    - ~~iii. That the proposal has been fully justified in light of the significance and impact identified above (statement of justification);~~
    - ~~iv. If relevant, that the proposal has considered how preservation in situ of archaeological assets can be achieved through the design of the site;~~
    - ~~v. An effective conservation strategy, including details of recording, mitigation, repair, preservation, protection and management as appropriate.~~
  - ~~b. Where development includes (or has the potential to include) heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person is required.~~
2. In addition, where an application potentially affects heritage assets of archaeological interest, the heritage statement must:
  - a) Include an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person; and
  - b) If relevant, demonstrate how preservation in situ of those archaeological assets can be achieved through the design of the development and safeguarding during construction.
- 2.3. The Councils will support:
  - a. Support tThe re-use/ redevelopment of a heritage asset, including Heritage at Risk and assets outside settlement boundaries, where it would represent the optimal viable use, including assets in isolated locations, and the proposal preserves the building, its setting and any features which form part of the building's special architectural or historic interest and complies with the relevant policies of the Plan;
  - b. Support dDevelopment proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials.;

<sup>30</sup> <https://historicengland.org.uk/advice/planning/consents/smc/>

- c. **Support p**Proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is ~~not compromised by inappropriate interventions.sustained; and~~
- d. **Take account of the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.**
- ~~3. In order to safeguard and enhance the historic environment, harm to heritage assets should be avoided in the first instance. Only where harm cannot be avoided should mitigation be considered. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will:~~
- ~~a. Have regard (or Special Regard where appropriate) to the historic environment and take account of the contribution any designated or non-designated heritage assets makes to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting; and~~
- ~~b. Have regard to the planning balance whilst considering the extent of harm and significance of the asset in accordance with the relevant national policies.~~
- 4. In order to safeguard and enhance the historic environment, the Councils will have regard (or special regard consistent with the Councils' statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests<sup>31</sup> and their significance, including consideration of any contribution made to that significance by their setting.**
- 5. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will consider the extent of harm and significance of the asset in accordance with the relevant national policies. Harm to heritage assets (regardless of the level of harm) will require clear and convincing justification.**
- 4.6.** Proposals which potentially affect heritage assets should have regard to all relevant Historic England Advice and Guidance.
- 5.7.** Where development is otherwise considered acceptable, planning conditions/obligations will be used to: **secure appropriate mitigation measures and if appropriate a** programme of archaeological investigation, recording, reporting, archiving, publication, and community involvement; to advance public understanding of the significance of any heritage assets to be lost (wholly or in part); and to make this evidence and any archive generated publicly accessible.
- ~~a. Secure an appropriate programme of archaeological investigation, recording, reporting, archiving, publication, and community involvement; to advance~~

<sup>31</sup> Planning Listed Building and Conservation Area Act 1990, Sections 16, 66 and 72.

~~public understanding of the significance of any heritage assets to be lost (wholly or in part); and to make this evidence and any archive generated publicly accessible.~~

## ~~LP2220 - Change in Land Use for Equestrian or similar other~~ ~~aAnimal/rural Land-based Uses~~

### Policy background and explanation

~~15.35 Proposals to increase or extend residential garden land by the change in use of land can have a significant impact on the environment, especially when there is an impact on best and most versatile agricultural land or there are adverse effects on the landscape character and setting of the locality. The impact of such a change is likely to be unacceptable. Designated constraints, local guidance and supplementary planning documents will provide detailed information and guidance for assessing landscape impacts of such proposal. Proposals for the use of land for equestrian uses or other similar animal land-based (non-agricultural hobby farming) uses should minimise the impact on the landscape and amenity through consideration of the re-use of existing buildings, the size, scale, design, materials and siting of any proposed building or equipment, the emissions to be generated, and integration with the landscape/area.~~

~~15.36 The National Planning Policy Framework is clear economic diversification and a high-quality environment have to be pursued together. Both of which are mutually dependant and supportive and are the essence in achieving sustainable development. This also means diversification of the rural economy should not be at the expense of the environment or productive agricultural land or the best and most versatile land. Any proposals in relation to legislation associated or connected with the Department for Environment Food & Rural Affairs will be considered proportionately along with the consideration of positive approaches to manage land for agriculture, conservation or recreational purposes. Long term sustainability of any proposal will need to be considered especially if the proposal is to develop agricultural land. It is often the case once land is developed the restoration of natural habitats or landscape enhancement features is expensive to create. In some circumstances, it may be necessary for the provision of ancillary residential accommodation to meet an identified need. Consideration must be given to the suitability and availability of alternative residential accommodation to serve the proposal, having regard to the suitability of the location proposed, together with a proportionate approach to the viability of the business and scale of the proposal.~~

~~15.37 The Local Planning Authority will not encourage new industrial development to intrude into the rural environment away from settlements. The operation of industrial development often requires necessary access to materials, support services, markets, clients and labour, which are often not available in rural locations without creating sustainability issues, intensification and cumulative impacts to the rural road/lane networks/highway. Proposals to change the use of agricultural land from existing redundant buildings to recreation, leisure or tourism based activity may be suitable subject to proportionately balanced assessment of environmental harm and any other appropriate policies that may relevant to such proposal.~~

~~15.38 Proposed changes in use arising from the diversification of farm enterprises/businesses may be acceptable providing the proposal does not adversely impact on the social, environmental or economic aspects of the existing farm. In particular, the proposed diversification must not place unreasonable restrictions on the farm that could jeopardize its viability as a result of the development permitted after the farm was established. Equally any proposal must not detrimentally affect neighbouring amenity, proposals must be compatible with the protection of the countryside with regard to landscape, ecology, biodiversity, natural resources and~~

~~intrinsic recreational value. The proposal must not unreasonably or unnecessarily result in the loss of best and most versatile agricultural land or productive agricultural land; the proposal must not create excessive traffic intensification resulting in cumulative impacts or traffic safety issues.~~

~~15.39 The Local Planning Authority will expect the use of existing buildings to be considered in the first instance where proposals require the provision of new or more floor space. Any acceptable new buildings must be ancillary to and used solely in connection with the existing farm enterprises/business to meet the operational needs. Condition(s) may be necessary for the Local Planning Authority to apply.~~

## **Policy LP2220 – Change in Land Use for Equestrian or similar other Animal/Rural Land-Based Uses**

- 1) The ~~change in~~ use of land for equestrian ~~uses purposes~~ or other ~~similar animal/rural land-based uses in the countryside~~, including the erection of buildings and equipment, ~~for equestrian or other animal husbandry/rural land based uses~~ may be permitted subject to:
  - a. ~~There must be clearly established existing functional\* need which relates to a full time worker or one who is primarily employed in equestrian or other animal/rural land based uses. Applicants demonstrating that they have prioritised the re-use of existing buildings;~~
  - b. ~~The location, size and scale of the site must be appropriate and necessary for the proposal in question. Where there are already buildings and structures on site, any new buildings being located close to and/or integrated with the structures to minimise impact on the landscape;~~
  - c. ~~The site must be sensitively sited to protect the amenity of the locality from an environmental and social perspective.~~
  - d.c. ~~\_\_\_\_\_ The siting layout, size, scale, design, materials being suitable/appropriate for the proposed use and siting of any proposed building or equipment (including lighting and means of enclosure) must not create serious not creating a significant adverse impact on the natural and local environment or the appearance of the locality. Proposals should re-use existing buildings first where appropriate and any new buildings should be located in or adjacent to an existing group of buildings to have minimal impact within the landscape.~~
  - e.d. ~~\_\_\_\_\_ There being no significant detriment to amenity in terms of noise, odour, light or any other forms of pollution and disturbance. Demonstrating the noise, odour or other emissions that are likely to give rise to significant adverse impact on amenity can be effectively mitigated;~~
  - f. ~~The proposal must include a satisfactory scheme for the disposal of waste (if appropriate).~~
  - g.e. ~~\_\_\_\_\_ The proposal must integrate Integrating with existing features and respecting and enhanceing the character of the surrounding landscape/area through sensitive integration, and where appropriate mitigating the potential impact of permanent structures through good design, layout and siting; and~~
  - h. ~~The proposal must protect and enhance any existing heritage assets and their settings.~~
  - i. ~~The proposal must not adversely affect or damage any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the rural location;~~

- ~~j. The proposal must not create significant detriment to biodiversity, geodiversity or the interlinked surroundings;~~
- ~~k.f. The proposal should not result in the loss of best and most versatile agricultural land and it can be demonstrated to the satisfaction of the Local Planning Authority that there are no suitable alternative sites on lower grade land. Convincingly demonstrating that there are no suitable alternative sites on lower grade land if the proposal is located on the best and most versatile agricultural land.~~
- ~~l. The proposal must not cause any adverse impacts to highways safety.~~

- ~~2) Where a new equine or other related animal husbandry/rural land based business use is proposed and residential accommodation is proposed. Proposals must demonstrate a proven essential and necessary need to sufficiently justify new rural residential accommodation in the countryside to the Local Planning Authorities satisfaction. In particular, such proposals will be expected to demonstrate, justify and evidence;~~
  - ~~a. The essential need for rural residential accommodation is appropriate to be located in the isolated and/or remote and/or detached rural countryside;~~
  - ~~b. There are no other surrounding building(s) or nearby reasonable residential accommodation to serve the proposal;~~
  - ~~c. There is permitted temporary accommodation in place for 1 year serving the business and has been the main residence and there are no other permanent residence in association or connection;~~
  - ~~d. There is a proven essential and necessary need for new residential accommodation to serve the equine or other related animal husbandry/rural land based business;~~
  - ~~e. There is proportionate, necessary and sound viable business evidence to demonstrate the equine or other related animal husbandry/rural land based business has been in continuous sound viable operation for more than 3 years, and there is a proven sustainable business;~~
  - ~~f. The finances of the equine or other related animal husbandry/rural land based business are directly in relation to the proven essential and necessary need for new residential accommodation;~~
  - ~~g. There are no material considerations to prevent new residential accommodation in the location proposed.~~
  - ~~h. The proposal must not cause any adverse impacts to highway safety.~~
- ~~3) Where such proposal is considered acceptable, the proposed landscaping and boundary treatments must achieve a rural rather than urban or suburban character. Permitted Development Rights will be removed. The Local Planning Authority may impose planning conditions and planning obligations/legal agreement to make the development acceptable in planning terms.~~

*~~\*\*A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:~~*

*~~(i) in case animals or agricultural processes require essential care at short notice; (ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.~~*

## LP2321 – Agricultural Land to Residential Garden Land

15.36 Proposals to increase or extend residential garden land by the change of use of land are required to give consideration to their impact on landscape characteristics, biodiversity, amenity and appropriate mitigation of those impacts.

### Policy LP2321 – Agricultural Land to Residential Garden Land

- 1) The change in use of agricultural land to residential garden land or land ancillary to a residential dwelling may be permitted subject to:
  - a. The location, size and scale of the proposal ~~not having~~would not have an adverse impact on the landscape characteristics and biodiversity of the locality;
  - ~~b. The proposal would not result in the irreversible loss of best and most versatile agricultural land;~~
  - ~~c.b. The proposal not resulting site must not intrude into the open countryside, or result~~ in the loss of trees and hedgerows which contribute to the character of the area;
  - ~~d. The site must not threaten designated or Priority Habitats Sites or threaten the viability of farm holdings due to the breaking up of agricultural land;~~
  - ~~e.c. The proposal must not having an unacceptable amenity impact on be or become unacceptably intrusive through intensification and therefore damaging to the character of the countryside setting or nearby residential occupiers setting; and~~
  - ~~f. There must be no significant adverse impact on public rights of way or the areas of urban/rural transition that provides the setting of settlements in the countryside; and~~
  - ~~g.d. In all cases the Local Planning Authority will consider the possible The cumulative impacts of separate individual changes for similar development being acceptable. as a material consideration.~~
  
- 2) ~~Where such proposal is considered acceptable, the proposed landscaping and boundary treatments must achieve a rural rather than urban or suburban character. Permitted Development Rights will be removed.~~
  
- 3) ~~The Local Planning Authority may impose planning conditions and planning obligations/legal agreement to make the development acceptable in planning terms.~~



## LP2422 - New Agricultural/Rural Buildings in the Countryside

### Policy background and explanation

~~15.40~~15.37 ~~The NPPF encourages and supports a prosperous rural economy and to ensure the natural environment is protected and enhanced. The NPPF encourages and supports a prosperous rural economy, however it is necessary that proposals for agricultural buildings outside settlement boundaries can be integrated effectively with the landscape and surrounding context. This means considering the highway network capacity and suitability as well as a safe and suitable access.~~

~~15.41~~ ~~The National Planning Policy Framework requires that new development can be integrated effectively with existing businesses. Proposals for new agricultural/commercial/business activity and facilities should not place unreasonable restrictions on existing agricultural/commercial/business as a result of the new proposal. Therefore, often to prevent conflicts of uses and impacts to existing agricultural business operation any agricultural diversification proposal must be ancillary/subsidiary component of the main farm enterprise/existing business operation and is to contribute to the continuing viability of the agricultural/rural business as a whole.~~

~~15.42~~ ~~Suitably and sustainable located new buildings for where appropriate ancillary/subsidiary use in connection with existing agricultural/rural business may be favoured where it can be demonstrated that such uses would not create or cause significant levels of traffic, particularly lorries/HGV's on rural roads. The proposal must not adversely impact on character and landscape of the area, ecology and biodiversity; and must not have any significant impacts on any listed buildings, listed building settings, including any existing buildings that may be curtilage listed. All agricultural applications must include environmental protection measures, a Construction Environment Management Plan (CEMP) and demonstrate that relevant guidance for pollution prevention (GPPs - Netregs.org.uk) will be adhered to throughout the development.~~

~~15.43~~ ~~Proposals must ensure the location, design and scale of the proposal does not have a significant adverse effect on the character and appearance of the locality; must not cause any significant amenity impacts; must avoid adverse effects to site integrity to Habitats Sites via reductions in air or water quality; and must not cause any conflict of uses through any impacts on existing rural commercial activity/business. All allocation sites must have a project level HRA if they are within the zone of influence of protected habitats sites. Where relevant, project level Habitat Regulation Assessments (HRA), CEMP (as stipulated above) and lighting design schemes for planning applications will be required.~~

~~15.44~~ ~~It is recognised there has been an increase in intensified farming activity within rural areas, which has seen the increase of large commercial buildings within the countryside. Equally, it is also recognised there is a need to manage effectively agricultural related development within the countryside. To ensure the fine balance between ensuring a prosperous rural economy and ensuring the rural countryside character and environment is maintained, protected and enhanced. Not all locations in the countryside will be considered suitable or sustainable for new buildings and uses due to sustainability objectives of the Plan.~~

~~15.45 Proposals for new isolated, remote and detached buildings away from settlements and clustered development will be resisted. Unless it can be justified and evidenced in terms of sustainable development objectives of the Plan.~~

## **Policy LP2422 – New aAgricultural/RRural bBuildings in the Countryside**

- 1) ~~There must be appropriate justification and demonstrable evidence to justify the need for any new proposals for new agricultural buildings which are remote, isolated or detached within the countryside outside settlement boundaries. Not all locations in the countryside will be considered suitable or sustainable for new buildings and/or uses.~~
- 2) ~~All relevant planning applications The suitability and sustainability of proposals for agricultural buildings outside settlement boundaries will be subject to all the following considerations:~~
  - a) ~~The suitability and sustainability of the location proposed (including The provision of safe and suitable access for all, including the mitigation of any significant impacts on the transport network and highway safety to an acceptable degree and surrounding road networks);~~
  - b) ~~The nature of any proposal in the locality and its relationship and impacts with surroundings (including but not limited to landscape, design and amenity, habitats sites and protected species, heritage assets and their settings);~~
  - c) ~~The impact on the amenity of nearby residential occupiers; and~~
  - c)d) ~~To be compatible The scale, nature and extent with the being proportionate to the purpose, function and relationship to any existing uses, agricultural farm and/or business.~~
  - d) ~~Proposals within rural areas must provide safe access. It must be demonstrated that such proposal would not cause significant levels of traffic, particularly lorries/HGV's on rural roads.~~
- ~~3. All agricultural applications must include a Construction Environmental Management Plan (CEMP) to be agreed prior to commencement.~~

## LP2523 - Sustainable Construction and Design

### Policy background and explanation

~~15.46~~15.38 The NPPF (2021, Para. ~~148~~152) states that the Plan should help shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience.

~~15.47~~15.39 The NPPF advocates good design whilst optimising the potential of the site for the use of alternative heat and energy initiatives.

~~15.48~~15.40 The Plan supports proposals for sustainable construction and design providing that development proposals are sympathetic to local character and history, including the visual impact upon the surrounding built environment and landscape setting.

~~15.49~~15.41 The NPPF urges that Local Planning Authorities should recognise the responsibility of all communities to contribute to energy generation from renewable or low carbon sources.

~~15.50~~15.42 Whilst the planning system has a role to play in delivering sustainability in buildings, construction methods and the energy performance of buildings are primarily addressed via Building Regulations. ~~Nevertheless, the March 2015 Ministerial Statement enables local planning authorities to require energy efficiency standards that exceed Building Regulations provided these do not exceed the requirements of the Level 4 of the former Code for Sustainable Homes. This equates to around a 20% improvement in CO<sub>2</sub> emissions performance above the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations. These have been updated to increase the reduction in CO<sub>2</sub> emissions to 30% for new dwellings and 27% for other new buildings, with further reviews of Building Regulations expected in coming years. Whilst noting the role that Building Regulations play in driving forward these reductions in carbon dioxide emissions, the policy seeks further reductions where possible.~~

~~15.51~~15.43 The Plan expects and actively supports developers to explore innovative ways to cut CO<sub>2</sub> emissions. This can include improving energy efficiency measures such as insulation, air tightness and efficient building layout, orientation and services.

~~15.52~~15.44 Other technical standards to improve sustainability were introduced by the Government in October 2015 through the introduction of optional water efficiency Building Regulation standards. Both the Essex & Suffolk Water and Anglian Water areas are classified as experiencing 'serious' water stress ([www.gov.uk/government/publications/water-stressed-areas-2013-classification](http://www.gov.uk/government/publications/water-stressed-areas-2013-classification)) therefore, the Plan responds to these changes by requiring improvements to water efficiency on new dwellings to achieve the higher water efficiency standard of 110 litres/person/day (compared to 125 litres/person/day under Building Regulations). To ensure this lower water usage can be delivered through Building Regulations, a planning condition will be applied to any planning permission for new dwellings.

**Table 7– Maximum Fittings Consumption Optional Requirement Level**

Maximum fittings consumption optional requirement level	
Water fitting	Maximum consumption
WC	4/2.6 litres dual flush
Shower	8 l/min
Bath	170 litres
Basin taps	5 l/min
Sink taps	6 l/min
Dishwasher	1.25 l/place setting
Washing machine	8.17 l/kilogram

**Fittings based specifications for 110L/person/day from DCLG Building Regs 2010) (2016 amendments) part G2.**

~~15.53~~15.45 The Anglian Water and Essex and Suffolk Water regions are particularly vulnerable to impacts of climate change including the potential reduction in summer rainfall, and lower available water resources, ~~and~~ these factors are all compounded with Eastern England identified as the driest region in the UK. Therefore, all new commercial development is expected to give due consideration to water efficiency along with new residential development for the reasons set out in NPPF. In order to future-proof against climate change the Plan will encourage all residential development to achieve 100ltrs per person per day, ~~and take advantage of the removal of the fixed element of the zonal charge levied by Anglian Water (at the time of writing – potential saving of up to £740 per plot).~~

~~15.54~~15.46 The NPPF requires all new development to be planned to avoid increased vulnerability to the range of impacts arising from climate change. This includes measures to protect against extreme winter and summer temperatures, flood risk and ensuring adequate water supply.

~~15.55~~15.47 BREEAM (the British Research Establishment Environmental Assessment Method) can be used to assess the environmental performance of new and existing non-residential buildings and refurbished residential buildings. BREEAM measures environmental performance by; energy use and the emissions it generates, water use, materials and waste management, land use and ecology, pollution, health and well-being and transport.

## **Policy LP~~2523~~2523 - Sustainable Construction and Design**

- 1. All new development is required to minimise its dependence on fossil fuels and to make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use.**
- ~~2. Where construction may cause potential adverse impacts, measures proposed must include Construction Environment Management Plans (CEMPs).~~
- ~~3.2.~~ **All new residential development is required to:**
  - a. Achieve reductions in CO<sub>2</sub> emissions of ~~19% below~~ for the Target Emissions Rate of new dwellings and new buildings as set out in the 20132021 Edition of 2010 Building Regulations (Part L) or any subsequent more recent legislation ~~or council policy~~ which would lead to a greater reduction in CO<sub>2</sub> emissions', where practicable;**

- b. Meet the higher water efficiency standards of 110 litres per person per day, as set out in ~~b~~**Building Regulations Part G2** (or any subsequent more recent legislation);<sup>31</sup>
- c. Demonstrate climate change adaptation and mitigation measures by adopting effective design principles (including shading, landscaping, site layout and building orientation); ~~be designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gains and to help buildings respond to winter and summer temperatures and incorporate flood mitigation measures, such as sustainable urban drainage systems.~~
- d. Be designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gains and to help buildings respond to winter and summer temperatures and incorporating flood mitigation measures;
- d.e. Provide Energy efficiency measures (e.g. insulation, air tightness and efficient building services), with a proactive approach to improving on the minimum standards specified in the Building Regulations where possible;
- e.f. Provide feasible and viable On-site renewable and other low carbon energy generation to allow the greatest CO<sub>2</sub> reduction<sup>32</sup> (NB: the energy statement should investigate the technical feasibility and financial viability of the options available and the CO<sub>2</sub> savings achieved with each to allow the greatest CO<sub>2</sub> reduction is selected);
- f.g. Development that incorporates a high level of building materials with low embodied carbon will be encouraged Demonstrate how it has incorporated sustainable building materials wherever possible; and
- g-h. That the Plan for the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience.

4.3. In meeting the above, all major developments<sup>33</sup> are required to submit a Sustainability Design and Construction Statement. This should be submitted at the appropriate stage in the application process and that demonstrates how the principles set out in 32c)-32gh) will be incorporated into the design of the development.

5.4. Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent. Developers will be expected to provide certification evidence of the levels for BREEAM at design stage and on completion of development. All new developments will also be expected to meet the higher water efficiency standards as set out in 2b)-, unless it is convincingly demonstrated that it is not possible.

6.5. All residential developments are encouraged to achieve water usage of not more than 100 litres per person per day. This is in addition to criterion 32-b) in accordance with recommendation from Anglian Water. Water re-use and recycling, and rainwater and stormwater harvesting, and other suitable measures should be incorporated wherever feasible to reduce demand on mains water supply.<sup>2</sup>

<sup>32</sup> The Sustainability Design and Construction Statement should investigate the technical feasibility and financial viability of the on-site renewable and other low carbon energy generation options available and the CO<sub>2</sub> savings achieved with each to allow the greatest CO<sub>2</sub> reduction is selected.

<sup>33</sup> Major Development – as defined in NPPF 2021





## LP2624 - Design and Residential Amenity

### Policy background and explanation

~~15.56~~15.48 Good design is a key aspect of sustainable development and has the potential to maintain and enhance existing environments. It can also have benefits in terms of the health of residents and community safety. The Plan provides a framework to promote high-quality, well-designed developments, and good quality housing. In order to achieve this aim, applicants should work collaboratively with the Councils at an early stage. In determining applications regard will be given to the 'Suffolk Design Guide for Residential Areas', and any other relevant local design codes and documents endorsed by the Councils, where appropriate. This also includes the principles of Suffolk Design and any supplementary planning documents.

~~15.49~~ Babergh and Mid Suffolk ~~d~~Districts are rich in landscape and heritage assets which can be sensitive to new development design. In order to best safeguard these features and context, proposed new development of exceptional quality in accordance with the NPPF (Para. 80(e)) and/or in design sensitive areas/landscapes will be required to undertake a review through the Suffolk Design Review Panel. Design sensitive areas/landscapes are normally considered to be schemes proposed within Areas of Outstanding Natural Beauty, the Project areas, Conservation Areas and the settings of listed buildings. The design review process can assist to improve and refine the scheme and also verify the quality of a design.

~~15.57~~15.50 In addition, dwellings built to adapt to and accommodate the needs of the occupier over their lifetime can facilitate choice, help meet the needs of an ageing population and improve quality of life. There is a Building Regulation standard in force relating to accessible dwellings, which sets standards in relation to accessible and adaptable dwellings (Part M4(2)) and wheelchair user dwellings (Part M4(3)), which are over and above the minimum requirements. LPAs can apply these standards, by incorporating a requirement within their planning policies. The SHMA identifies that there will be an increase of people with accessibility needs across the Districts during the Plan period.

~~15.58~~15.51 The Plan seeks new dwellings to be designed to meet these needs using the Building for a Healthy Life-Standard design assessment framework or other similar design standards or equivalent replacement standards~~considerations~~, as appropriate. The Councils consider that good practice in design principles would include active frontages/edges, permeability, strong street composition and connectivity. While specifically for the public realm, good visual design signatures would include signage, hard landscaping and public art. Appropriate long-term design principles and measures in terms of privacy and adequate facilities would include suitable bin storage (including recycling and re-use bins), secure cycle storage and garden space.

~~15.52~~ In order to address the needs of the ageing demographic in Babergh and Mid Suffolk, design standards should also take account of the need for buildings to address specific requirements, including dementia friendly accommodation, where considered appropriate. Dementia-Friendly Design Principles are set out in the RTPI guidance (2020). Key factors which would determine whether locations are appropriate include: good public transport links, close accessible services and facilities such as attractive nearby areas e.g. garden, park, courtyard, paved area and shopping centres.



## Policy LP2624 - Design and Residential Amenity

1. All new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its context. As appropriate to the scale and nature of the development, proposals must:
  - a. Respond to and safeguard the existing character/context;
  - b. Create character and interest;
  - ~~c. High quality design and architecture with climate change adaptation should be in all development design. Adaptation could include to protect against extreme weather events including heat and excessive rain~~
  - ~~d.c.~~ Be designed for health, amenity, well-being and safety; and
  - ~~e.d.~~ Meet Space Standards<sup>34</sup>; and
  - ~~f. Where relevant and necessary ensure design and amenity accommodates for the ageing population in accordance with M4(2) standards.~~
  
2. In order to achieve this development proposals shall:
  - a) Respond to the wider townscape/landscapes and safeguarding the historic assets/ environment and natural and built features of merit;
  - b) Be compatible/harmonious with its location and appropriate in terms of scale, mass, form, siting, design, materials, texture and colour in relation to the surrounding area;
  - c) Protect and retain important natural features ~~such as including~~ trees or hedgerows during and post construction;
  - d) Create/reinforce a strong design to the public realm incorporating visual signatures ~~(e.g. signage, hard landscaping, public art)~~;
  - e) Adhere to the Building for a Healthy Life design assessment framework and include good practice in design incorporating design principles such as active frontages/edges, permeability, strong street composition and connectivity. Non-householder Sschemes of exceptional design and /or development within a sensitive area/ landscape will be required to undertake a design review to test incorporation of good design principles this and adherence to Building for Life Criteria;
  - f) Incorporate high levels of soft landscaping, ~~street~~ trees and public open space that creates, and connects to, green infrastructure and networks;
  - g) Prioritise ~~ing~~ movement by foot, bicycle and public transport, including linkages to create/contribute to a 'walkable neighbourhood';
  - h) Design-out crime and create an environment for people to feel safe, and has a strong community focus;
  - i) Protect the health and amenity of occupiers and surrounding uses by avoiding development that is overlooking, overbearing, results in a loss of daylight, and/or unacceptable levels of light pollution, noise, vibration, odour, emissions and dust; ~~including~~ any other amenity issues;
  - j) Provide appropriate a reasonable standard of accommodation for future occupants long-term design principles and measures in terms of privacy

<sup>34</sup> Applicable for residential development as set out in the Government's Technical Housing Standards – Nationally Described Space Standards (as amended).

and adequate facilities such as bin storage (including recycling and re-use bins), secure cycle storage and garden space;

- k) Where appropriate demonstrate that the design considers the needs of disabled people and an ageing population and follow Dementia-Friendly Design principles<sup>35</sup>; **and**

**l) Provide at least 50% of dwellings which meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces). Where site viability issues exist, proposals must be supported by a viability assessment which convincingly demonstrates what the maximum viable contribution for accessible and adaptable dwellings is.**

3. All developments must also demonstrate that they **have regard to conform with the design principles set out through Suffolk Design, the Councils' Design Supplementary Planning Documents, in any design documents which support endorsed by the LPA,** Neighbourhood Plans and/or village design statements. Development which fails to maintain and improve the quality and character of the area will not be supported.

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<sup>35</sup> <https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/>

## LP~~27~~25 - Energy Sources, Storage and Distribution

### Policy background and explanation

~~15.59~~15.53 The ~~National Policy Framework~~ (NPPF) proposes that ‘the planning system should support the transition to a low carbon future in a changing climate’. Paragraph ~~152~~156 of the NPPF states that Local Planning Authorities should support community-led initiatives for renewable and low carbon energy.

~~15.60~~15.54 The policy on Energy Sources, Storage and Distribution is aimed at encouraging and facilitating the development of renewable and low carbon energy in the Babergh and Mid Suffolk Districts. This is in line with national policy stating that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, as well as supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. ~~The NPPF urges that Local Planning Authorities should recognise the responsibility of all communities to contribute to energy generation from renewable or low carbon sources.~~

~~15.64~~15.55 The Plan supports proposals for renewable and low carbon energy development providing that any identified potential harm on Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest, AONB designations or Local Wildlife Designations can be effectively mitigated.

~~15.62~~15.56 The Plan seeks to support proposals for low carbon energy systems especially where networks can be expanded to accommodate new and existing developments over time. Networks could include, for example, specifically designed Combined Heat and Power systems (CHP) linked to district heating networks or utilising existing waste heat from industrial uses/ existing power stations through a district heating network. These types of systems represent a particularly efficient use of energy and should be considered by developers in new proposals.

~~15.63~~15.57 The potential for new standalone technologies has not been investigated within the ~~two d~~Districts however, there may be interest in developing suitable schemes in the area. The Plan seeks to support proposals which are appropriate in scale, design and location.

### Policy LP~~27~~25 - Energy Sources, Storage and Distribution

1. Renewable and low carbon, decentralised and community energy generating proposals will be supported subject to:
  - a. The impact on (but not limited to) landscape, highway safety, ecology, heritage, residential amenity, drainage, airfield safeguarding and the local community ~~has~~having been fully taken into consideration and where appropriate, effectively mitigated;
  - b. Where renewables or low carbon energy designs are to be incorporated within a development, an integrated approach ~~is~~being taken, using technology that is suitable for the location and designed to maximise operational efficiency without comprising amenity;

- c. The impact of on and off-site power generation infrastructure<sup>36</sup> ~~(for example over-head wires, cable runs, invertors, control buildings, security fencing and highway access points), is being~~ acceptable to the relevant Local Planning Authority LPA having regard to other policies in this Plan;
- d. The provision of mitigation, enhancement and compensation measures when necessary; and
- e. Approval of connection rights, and capacity in the UK power network, to be demonstrated as part of the planning application (where applicable).
2. The relevant local planning authority LPA will normally use planning obligations conditions attached to planning consents for energy development schemes to ensure the site is restored when energy generation ceases or becomes non-functioning for a period of six months.
3. Where proposals for renewable and low carbon energy impact on are located in nature conservation sites<sup>37</sup>, the Areas of Outstanding Natural Beauty, or impact on the setting of heritage assets (including conservation areas) ~~or any other designated areas~~, the applicant must be able to convincingly demonstrate ~~to the satisfaction of the Local Planning Authority~~ that potential harm resultant from development can be effectively mitigated and that there are no alternative sites available within the District or for community initiatives within the area which it is intended to serve. This includes providing underground power lines and cabling.

<sup>36</sup> Generation infrastructure includes over-head cables, cable runs, invertors, control buildings, security fencing and highway access points.

<sup>37</sup> Nature conservation sites ~~Designated areas~~ include ~~but not exclusive to~~: SSSI, SAC, SPA, NNR, Ramsar Sites, and Local Nature Reserves

## LP2826 – Water resources and infrastructure

~~15.64~~15.58 Water is a key resource in the area which has recognised issues. Due to water being imported from elsewhere in the country, there must be effective and reliable water systems in place to reduce any harms associated with droughts, ranging from small scale water inefficiencies to large-scale ones. Water quality is also a recognised issue where plans and strategies are seeking to improve the baseline position. The Environment Agency has published [national guidance on ground water protection](#) and is the relevant statutory environmental body on water matters.

~~15.65~~15.59 As part of the [Government's Water Abstraction Plan \(2017\)](#), in May 2018, Suffolk was designated as a pilot catchment area for testing innovative approaches to reforming water abstraction. [Suffolk's Holistic Management Approach](#) links all aspects of water management to develop new ways of delivering flood alleviation, to provide more reliable water resources for all users and to improve water-based ecosystems and water quality.

~~15.66~~15.60 The two operating water companies in Babergh and Mid Suffolk areas are [Anglian Water](#), and [Essex & Suffolk Water](#) - the areas are classified as experiencing serious water stress. The relevant authority for liaison with waste-water treatment and capacity within the foul sewerage network is [Anglian Water](#). Applicants should refer to these companies for further information and guidance on relevant water network policies and adoption handbooks.

~~15.67~~15.61 It is essential that new development makes efficient use of water resources and where possible and necessary, contributes to water quality enhancements. Water recycling measures should be applied such as rainwater harvesting and grey water recycling. Appropriate Sustainable Drainage Systems (SuDS) can also contribute to water quality through filtration. Early consideration should be given to the potential to use SuDS to identify when/where the use of such technologies is feasible and to also identify which type of SuDS is most appropriate to local site conditions. Further information on local SuDS guidance can be found in the [Suffolk Flood Risk Management Strategy](#).

~~15.68~~15.62 In line with Environment Agency guidance further attention should be given to the importance of geomorphological impacts on rivers. Developments which often use hard engineering and culverts along river corridors often lead to a reduction of wildlife value due to an un-natural change in watercourse function which can also lead to flooding. The Environment Agency will therefore only approve an application to culvert a watercourse if there is no reasonably practicable alternative or if the detrimental effects of culverting would be so minor that they would not justify a more costly alternative. In all cases where it is appropriate to do so adequate mitigation must be provided for damage caused. Wherever practical the Environment Agency will seek to have culverted watercourses restored to open channels.

~~All proposals for new agricultural development and all major development, will require a Construction Environmental Management Plan (CEMP) to ensure construction work considers environmental protection and conservation.~~

## Policy LP~~2826~~– Water resources and infrastructure

Development will be supported where it:

1. Conforms to the principle of Holistic Water Management including the use of appropriate water efficiency and re-use measures, together with surface water drainage which provides community and environmental benefits;
2. Considers its impact on water resources and the capacity of water supply network infrastructure, taking into account the effects of climate change;
3. Demonstrates the applicant has consulted with the relevant authority regarding wastewater treatment and that capacity within the foul sewerage network and receiving water recycling centre is available or can be made available in time to serve the development.;
4. Separates foul and surface water flows ~~wherever possible.;~~
5. Complies with the relevant statutory environmental body policy on culverts.;
- and
6. The proposal will not result in any adverse effect (either through construction and / or operation) on the integrity of the Protected Habitats Sites and ~~Stour and Orwell SPA and Ramsar and the Suffolk Coast and Heath~~designated AONB.
- ~~7. All proposals must demonstrate Environmental Policies measures and will require a CEMP to be agreed prior commencement~~

## LP2927 – Flood risk and vulnerability

~~15.69~~15.63 The National Planning Policy Framework sets out what the planning and flood risk requirements are for local authorities in producing Local Plans and for decision taking on planning applications. Incidents of flooding are expected to increase due to the effects of climate change. The sources of flooding can vary and include rivers and streams, the sea, surface water, groundwater and drainage systems. The Strategic Flood Risk Assessment is a key evidence document to identify and manage flood risk from all sources across the Plan area.

~~15.70~~15.64 Whilst neither of the ~~e~~Districts have major flood risk areas there is a small section of estuary which is threatened by coastal erosion on the Shotley Peninsula and there are areas across both ~~e~~Districts which suffer from localised flooding. Localised flooding is mainly a result of surface water flooding which has potential to be addressed through measures to improve drainage channels.

~~15.71~~15.65 The general approach to flood risk is to seek to direct development away from the areas at highest risk or where this is unavoidable, that development is made safe for its lifetime without increasing flood risk elsewhere. Applicants are required to have regard to the relevant Strategic Flood Risk Assessment when proposing development. Where necessary, a site specific flood risk assessment should be carried out. The sequential test set out in national planning policy should be followed.

~~15.72~~15.66 Early consideration should be given to the potential to use SuDS to identify when/where the use of such technologies is feasible and to also identify which type of SuDS is most appropriate to local site conditions. The Lead Local Flood Authority is SCC. Further information on local SuDS guidance can be found in the [Suffolk Flood Risk Management Strategy](#).

### COASTAL CHANGE

~~15.73~~15.67 The Essex and South Suffolk Shoreline Management Plan 2 (2010) identifies an area in Babergh within which development should be restricted due to pressure from coastal erosion. This relates to the eastern section of Babergh known as the Shotley Peninsula, along the estuary.



## Policy LP~~29~~27 – Flood risk and vulnerability

Proposals for new development can be approved where:

1. The Strategic Flood Risk Assessment, as a starting point, has been used to assess whether the proposal is at risk of flooding and any impact of the proposal on flood risk. Other available flooding evidence should also be considered where it is relevant and/or is more up to date;
2. In areas at medium or high risk from flooding, it has been soundly demonstrated that the new development or intensification of development, can be made safe for its lifetime without increasing flooding elsewhere. This includes addressing the 'sequential test'; where needed the 'exception test' and also a site-specific flood risk assessment<sub>;</sub>
3. Mitigation is provided against existing and potential flood risks throughout the life of the development (including fluvial, surface, coastal and sewer flooding) through application of a sequential approach to flood risk within the design and layout of the site, the implementation of Sustainable Drainage Systems (SuDS), and avoiding or mitigating risks to ground or surface water quality<sub>;</sub>
4. Above ground, appropriate SuDS are incorporated within new developments unless it can be demonstrated that ground conditions are unsuitable for such measures wherever possible, and take these opportunities to provide multifunctional benefits, including biodiversity, landscape, amenity and water quality enhancement (but excluding public open space)<sub>;</sub>
5. ~~Proposals are submitted~~Where appropriate to the scale of development detailing how on-site surface water drainage will be managed so as to not cause<sub>;</sub> or increase flooding elsewhere. This includes taking account of the cumulative impact of minor developments<sub>;</sub>
6. Opportunities to provide betterment of greenfield runoff rates to reduce the overall risk of flooding, have been provided wherever possible<sub>;</sub>
7. In circumstances requiring surface water management measures (including rain water harvesting ~~and greywater recycling~~), adequate mitigation which removes/avoids any increased flood risks and/or detrimental impacts are provided to support any planning application to the satisfaction of the Lead Local Flood Authority<sub>;</sub>
8. Further indicative details of long-term maintenance, management and where appropriate adoption by an appropriate body are provided at application stage<sub>;</sub> and
9. There is no unacceptable impact upon site ~~conflict with~~ areas identified as vulnerable to coastal erosion.

## 16 LOCAL POLICIES – HEALTHY COMMUNITIES & INFRASTRUCTURE

## ~~LP30 – Designated Open Spaces~~

### ~~Policy background and explanation~~

~~16.01 Access to high quality open spaces and opportunities for sport and recreation makes an important contribution to the health and wellbeing of communities. Furthermore, open spaces can play an important historical, environmental and local amenity role. The protection of designated open spaces (as defined by the Policies Maps, includes allotments, amenity green space, accessible natural green space and sports and recreation facilities) is given by the Councils in the interest of maintaining distinctive, attractive, healthy and functional places. The Councils Open Space Assessment (2019) examines existing and projected needs for open space, sport and recreation provision with the Districts. The study identifies that the majority of parishes in Babergh and Mid Suffolk have some form of open space deficit. Therefore, the Plan places priority on protecting high quality open spaces, especially where there is an existing shortfall of supply in that locality. However, this study does not take into account the rural nature of the Districts, which includes access to the countryside and natural green spaces via a national network of Public Rights of Way.~~

~~16.02 This policy seeks to offer protection to designated open spaces as defined on the proposal maps.~~

~~16.03 Open spaces includes:~~

- ~~• Allotments which are valuable community spaces which offer people opportunities for food production.~~
- ~~• Amenity green space is defined as spaces which are open to free and spontaneous use by the public but are not formally managed for a specific function such as a park or playing field; nor managed as a natural or semi-natural habitat.~~
- ~~• Sports and recreational facilities include (but are not limited to) parks and gardens, outdoor sports facilities, play spaces and formalised sports clubs' space (such as playing pitches and golf courses).~~
- ~~• Accessible natural green space covers a variety of partly or wholly accessible spaces including meadows, woodland and copses all of which share a trait of having natural characteristics and wildlife value, but which are also open to public use and enjoyment. Individually or collectively all of these spaces can contribute to the overall visual amenity of an area.~~

~~16.04 Neighbourhood Plans can designate Local Green Spaces in accordance with the criteria set out in paragraphs 99 to 101 of the National Planning Policy Framework.~~

~~16.05 However, it is not the intention of the policy to stifle change or growth, particularly where such change is in the interests of the space or the users of the space. Therefore, there is flexibility within the policy that allows appropriate development, change of use, land swap and other options that could result in enhanced amenity green space provision (of all typologies).~~

~~16.06 Proposals for the total or partial loss of open space(s) must provide sufficient evidence to demonstrate that an open space is surplus to requirements. It is expected that this is supported by sufficient engagement with the local community.~~

~~16.07 There is also the need to ensure that open space (of all types) is incorporated into new development, but particularly on sites of 1 hectare or more. This does not necessarily mean formal play areas, as the flexible policy requires consideration of the most suitable open space to meet local needs and aspirations. Where suitable the Councils will also seek open space provision as part of non-residential uses of 1 hectare or more. This will normally be required to be provided on the development site itself, but in appropriate cases off-site provision may be agreed by the LPA. The acceptability of off-site open space provision will be dependant on its proximity and accessibility to the community it serves.~~

## **~~Policy LP30 – Designated Open Spaces~~**

~~1. The total or partial loss of designated open spaces (as defined on the Policies Maps) may be permitted where:~~

- ~~a) The development will support the enjoyment and functionality of the space, be sensitive to its character and function and would not result in detrimental impacts on local amenity or distinctiveness;~~
- ~~b) The space is demonstrably no longer performing a role as a functional or visual public amenity, or is surplus to requirements;~~
- ~~c) An alternative space of equal or greater quality, accessibility and quantity can be provided to serve the communities' needs; or~~
- ~~d) The development is for alternative sports and recreation provision, and the applicant can evidence that the benefits of the new provision clearly outweigh the loss of the current or former use.~~
- ~~e) Proposals improve the biodiversity interest of designated open space, including as part of wider ecological networks, and improve accessibility for all.~~

~~2. Developments in excess of 1 hectare will be required to provide on-site open space provision to meet identified needs/deficits, unless there is a Council preference to make improvements to existing open space within the locality in an equally or more accessible location than the proposed development~~

~~3. Open space provision is to be provided in line with the open space standards identified in the Open Space Assessment (as amended)~~

## ~~LP3128~~ - Services and Facilities Within the Community— Provision / Retention

### Policy background and explanation

~~46.08~~16.01 The aim of the policy is to support and safeguard key services and facilities within the Districts, which play an important role within the community.

~~46.09~~16.02 While it is not the intention of this policy to protect facilities which are not economically viable or feasible (either in its current or future form), the loss of community facilities must be justified. This needs to be demonstrated through submission of evidence as identified in the policy. This required evidence must be agreed through discussion with the relevant LPA to ensure that consultation is considered appropriate and robust.

~~46.10~~16.03 For the purpose of this policy, community services and facilities include: open spaces, village and public halls, community centres, places of worship, cinemas, theatres, libraries, leisure centres, museums, public houses, restaurants, cafés, convenience shops, banks, building societies, and post offices. Schools Education and healthcare facilities are addressed in separate policies in this the Plan.

#### 16.04 Open spaces includes:

- a) Allotments which are valuable community spaces and offer people opportunities for food production;
- b) Amenity green space (defined as spaces which are open to free and spontaneous use by the public but are not formally managed for a specific function such as a park or playing field; nor managed as a natural or semi-natural habitat, and for the purposes of open space provision are considered to be greater than 0.15 ha in size);
- c) Sports and recreational facilities which include, (but are not limited to,) parks and gardens, outdoor sports facilities, play spaces and formalised sports clubs' space (such as playing pitches and golf courses); and
- d) Accessible natural green space which covers a variety of partly or wholly accessible spaces including meadows, woodland and copses of trees all of which share a trait of having natural characteristics and wildlife value, but which are also open to public use and enjoyment.

16.05 Individually or collectively all of these spaces can contribute to the overall visual amenity of an area. In addition, open spaces can also contribute to mitigating adverse impacts upon internationally designated sites. In delivering open space, the LPA may consider it is more appropriate to make improvements to / enhancing existing open space within the locality in an equally or more accessible location than the proposed development. This would depend on local circumstances and the connectivity to existing provision. An SPD will provide further clarification and guidance on open space design, provision and functionality.

16.06 Neighbourhood Plans can designate Local Green Spaces in accordance with the criteria set out in paragraphs 101 to 103 of the NPPF.

16.07 Proposals for the total or partial loss of open space(s) must provide sufficient evidence to demonstrate that an open space is surplus to requirements. It is expected that this is supported by sufficient engagement with the local community. Development of and improvements to services and facilities would include for example through expansion, upgrading and diversification with or without enabling development.

16.08 There is also the need to ensure that open space (of all types) is incorporated into new development, on sites of 1 hectare or more. This does not necessarily mean formal play areas, as the flexible policy requires consideration of the most suitable open space to meet local needs and aspirations. Open space will normally be required to be provided on the development site itself, but in appropriate cases off-site provision may be agreed by the LPA. The acceptability of off-site open space provision will be dependent on its proximity and accessibility to the community it serves.

## **Policy LP3128 - Services and Facilities Within the Community**

- 1. Provision of New and / or Expanded Services and Facilities**
  - ~~a. Proposals for new accessible local community services and community facilities or improving existing facilities will be supported where the proposal is well related to and meets the needs of the local community, would reduce the need to travel to other settlements. The facility should be a proportionate scale to the settlement and would not adversely affect existing facilities. Proposals, particularly those located in the countryside, must demonstrate evidence of the community need for / benefits of the new facilities and good accessibility to the community to be served.~~
  - b. Development of and improvements to services and facilities which would assist in safeguarding a viable community asset will be supported subject to Plan policy compliance. The facility should be a proportionate scale to the settlement and should not adversely affect existing facilities. Proposals, particularly those located outside settlement boundaries, must demonstrate evidence of the community need for and/or the benefits of the new facilities and good accessibility to the community to be served.
  - ~~b.c. All development should be of have a high-quality development standard of design and sympathetic to the surrounding landscape and townscape, with no adverse effects on heritage assets and their settings.~~
  - d. For open space, all developments in excess of 1 hectare, will be required to provide on-site open space provision to meet the needs it creates having regard to what is already in the area and the most recent Open Space Assessment. This is unless the LPA considers it more appropriate to make improvements to existing open space within the locality in an equally or more accessible location than the proposed development.
  - ~~e. To minimise the impact of development on climate change, sustainable construction practices and/or renewable energy technologies should be incorporated into proposals.~~

2. **Loss of Services and Facilities**  
Development involving or comprising of the loss of an existing community facility, service or a premises, which is currently or last used to provide such use, will only be permitted if either:
  - a. Compensatory provision of an alternative or improved facility will be, provided in an equally accessible or improved location<sup>38</sup>; or
  - b. The applicant can sufficiently demonstrate that the service or facility is not viable ~~and is no longer performing a functional role or valued by the community, either~~ in its current or future form and it is not needed for an economically viable alternative community use.
3. Evidence to demonstrate that a service or facility is not viable, either in its current or future form should be agreed with the ~~Council~~ relevant LPA in advance (before being gathered) and should include:
  - a. A sustained marketing period, normally of 6 months, undertaken at a realistic asking price ~~and~~ on a range of terms and in an appropriate format by an independent qualified assessor; ~~and~~
  - b. Regard to any material considerations, designations or adopted plans for the area; ~~and~~
  - c. Regard to relevant evidence on levels of community need and/or requirements<sup>39</sup>.
4. Conversion of community facilities or premises into residential dwelling(s) will ~~only be permitted~~ subject to Plan policy compliance, where it complies with the relevant Plan policies.

<sup>38</sup> For open space provision see the Open Space Assessment (as amended).

<sup>39</sup> For open space provision see the Open Space Assessment (as amended).



## LP3229 - Safe, Sustainable and Active Transport

### Policy background and explanation

~~46.44~~16.09 This policy has aims to ensure accessibility for all and to deliver sustainable development. It also seeks to provide a suitable policy framework for more detailed considerations of planning around transport and accessibility.

~~46.42~~16.10 The National Planning Policy Framework states that developments that will generate significant amounts of traffic should provide a travel plan, to set out measures to facilitate sustainable modes of transport. SCC have produced new guidance for Travel Plans, for use as a material planning consideration. Furthermore, the National Planning Policy Framework, paragraph 34 states that:- 'Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).'

~~46.43~~16.11 With regards to home to school transport contributions, these are already being secured through the planning process, where relevant to the development. This is done in accordance with the Department for Education (DfE) publication 'Securing developer contributions for education' (April 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations (revised March 2019). ~~Paragraph 19 of the DfE guidance.~~ It is therefore appropriate for the policy to require development contributions to provide for home to school transport where necessary.

~~46.44~~16.12 The health benefits of 'Active Transport' are widely understood and supported, as such Sport England have ~~recently~~ published 'Active Design' which seeks to promote sport and physical activity in new and existing developments, to create an active environment, through designing and adapting where we live to encourage activity in everyday lives. The Councils have also published a Local Cycling and Walking Infrastructure Plan (LCWIP), which identifies opportunities for cycling and walking improvements at a local level.

~~46.45~~16.13 Development should have regard to the most recent County Council Rights of Way Improvement Plan.~~In relation to Public Rights of Ways, the County Council are also preparing a new strategy, "Rights of Way Improvement Plan: Green Access Strategy, which will also need to be considered in light of development proposals.~~

~~16.16~~ ~~Future alternative transport solutions (such as driverless and autonomous vehicle technology) which for example will be used in the future as an alternative to taxis or public transport. Although not specifically covered within the policy, they are measures which would be encouraged as they develop in the future.~~

## Policy LP~~3229~~ - Safe, Sustainable and Active Transport

- ~~1) Development proposals that are expected to, or likely to cause a significant increase in transport movements:~~
- ~~a. Will be required to provide a travel plan in accordance with the County / National Guidance to mitigate the highway impact of development and help maximise sustainable transport;~~
  - ~~b. Should also be supported by a transport statement or transport assessment. As indicative thresholds a transport statement will be required for residential developments between 50 and 80 dwellings and a transport assessment should accompany residential developments of over 80 dwellings, however other circumstances will also be considered. Non-residential development will be considered on a case by case basis.~~
- ~~2)1) All developments will be required to demonstrate safe and suitable access for all and must are to prioritise sustainable and active transport and maximise the opportunities to utilise these modes in the uptake in sustainable and active transport in accordance with the transport hierarchy. This will prioritise the following modes of transport in order – walking, cycling, public transport and car sharing. Where possible, active travel is to be tied in with the green infrastructure network to support net environmental gains, thereby providing additional positive effects for access to green spaces and wildlife habitats.~~
- ~~3) Proposals for all development shall, where relevant, incorporate:~~
- ~~a. Pedestrian routes suitable for disabled persons and those with impaired mobility;~~
  - ~~b. Cyclists facilities, including routes, secure and covered cycle parking, showers and changing facilities;~~
  - ~~c. Public transport, such as new or revised services, and physical measures such as bus stops, improvements to bus and railway stations, and access to bus and railway stations to reduce dependency on private vehicles;~~
  - ~~d. Incentives to use sustainable modes of transport;~~
  - ~~e. Linkages to existing pedestrian and cycle networks;~~
  - ~~f. Enhancement to the Public Rights of Way network and protection of the existing network;~~
  - ~~g. Facilities to allow for multi-modal interchanges;~~
  - ~~h. Access to car park facilities in accordance with the relevant parking guidance;~~
  - ~~i. Electric vehicle charging in line with current parking guidance;~~
  - ~~j. Servicing and emergency vehicles; and~~
  - ~~k. Sustainable modes of transport for freight.~~
- ~~4)2) Development will be expected to contribute to the delivery of sustainable transport strategies for managing the cumulative impacts of growth, whilst protecting and enhancing the Public Rights of Way network.~~
- ~~3) All development should be informed by the relevant parking guidance<sup>40</sup>, with adequate access for servicing and emergency vehicles.~~

<sup>40</sup> Currently the Suffolk Guidance for Parking (updated May 2019)

**5)4) Where necessary, development will be expected to provide home to school transport contributions.**

**5) Development proposals that are expected to, or likely to cause a significant increase in transport movements must:**

**a) Be supported by a transport statement and if appropriate a transport assessment<sup>41</sup>; and**

**b) Provide a travel plan informed by the relevant County<sup>42</sup> / National Guidance to mitigate the highway impact of development and maximise sustainable transport modes.**

**6) Significant impacts on highway safety or the function of the highway network must be mitigated. Impact on highway safety must not be unacceptable and the residual cumulative impacts on the road network must not be severe.**

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<sup>41</sup> Indicative thresholds: a transport statement will be required for residential developments between 50 and 80 dwellings and a transport assessment should accompany residential developments of over 80 dwellings, however other circumstances will also be considered. Non-residential development will be considered on a case by case basis. The scope of transport statements and assessments should extend across administrative boundaries of the LPA where it is appropriate to do so.

<sup>42</sup> <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>

## LP3330 - Managing Infrastructure Provision

### Policy background and explanation

~~16.17~~16.14 Infrastructure is defined ~~on the in each~~ Council's ~~Community Infrastructure Levy (CIL) CIL Position Statements~~ Infrastructure Funding Statement and the supporting Infrastructure Delivery Plan (~~IPD~~ IDP). The provision of infrastructure is fundamental to maintaining quality of life, economic prosperity and the environmental assets of the ~~d~~ Districts. The aim of this policy is to secure an appropriate level of infrastructure, including through developer contributions and planning obligations. Applicants will be expected to demonstrate that existing, planned and / or committed infrastructure is sufficient to accommodate development.

~~16.18~~16.15 There are a wide range of infrastructure types including transport, telecommunications, security, green infrastructure, waste management, water supply, waste water, flood and coastal change management, minerals, energy supply as well as community facilities (such as health, education, police, emergency services and cultural infrastructure). The Councils have worked closely with infrastructure providers to ascertain infrastructure requirements related to growth ~~planned in the Plan~~ and will continue to work with service providers, statutory bodies and neighbouring authorities to ensure the timely and coordinated delivery of infrastructure. The Infrastructure Delivery Plan (IDP) provides an up to date position on known infrastructure capacity and requirements.

~~16.19~~16.16 In the event that essential infrastructure cannot be appropriately delivered to support new development, this policy will be used to restrict development from being commenced or, in certain cases, from being permitted, in the absence of proven infrastructure capacity. In cases where the cumulative impact of schemes on strategic infrastructure could prevent schemes being developed, a coordinated approach will be used to pool resources to address requirements and where this cannot be achieved the policy of restriction shall apply.

### Policy LP3330 - Managing Infrastructure Provision

- Planning proposals will need to have regard to the Councils' Infrastructure Delivery Plan and any responses to the proposals from infrastructure providers. When determining planning applications, adequate regard must be given to the Council's latest Infrastructure Delivery Plan and consultation responses received from infrastructure providers. All new development must be supported by, and have good access to, all necessary infrastructure<sup>43</sup>. Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet the necessary infrastructure requirements arising from the proposed development.**

<sup>43</sup> Necessary infrastructure includes critical and/or essential infrastructure as identified in the Infrastructure Delivery Plan

2. Development proposals must consider all of the infrastructure implications of a scheme, including existing commitments to infrastructure provision at the time of application submission and determination, and cumulative impacts if the proposal forms one of a number of growth projects in a locality and ~~/~~ or infrastructure catchment area.
- ~~3. Conditions or planning obligations, as part of a package or combination of infrastructure delivery measures, will be required for relevant proposals.~~
- ~~4.3.~~ Applicants must demonstrate that adequate consideration has been given to the timing and level of infrastructure provision to the satisfaction of the relevant LPA and ~~relevant~~ infrastructure providers. As such, development may need to be phased either spatially or sequentially to ensure the provision of infrastructure in a timely manner. Restrictions on planning permissions and ~~/~~ or ~~/~~ planning obligations may be used to secure a satisfactory phasing arrangement.

## LP3431 - Health and Education Provision

### Policy background and explanation

~~16.20~~16.17 New development must provide for the educational needs of new residents. Educational needs include provision for early years, primary, secondary and post 16 education as well as Special Educational Needs. The NPPF (~~2021, p~~Paragraph 9495) sets out that importance should be placed on the need to provide new school places. It also states that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, giving weight to the need to create, expand or alter schools. This involves both the expansion of existing schools where feasible, and identification of opportunities to create new schools. Further to the above, paragraph ~~104-106~~ of the NPPF states that, in relation to education facilities, planning policies should minimise the number and length of journeys. Therefore, early years settings and schools will aim to be placed in the best possible location to promote sustainable modes of travel and enable good access.

~~16.21~~16.18 The Councils have worked closely with SCC through the IDP to identify the educational requirements needed to accommodate growth ~~in the Plan~~. The IDP highlights that in order to accommodate ~~planned~~ growth, a combination of school expansions and new schools will be required. The Councils will support the creation of well-designed new schools. The delivery of new schools and school expansions is important for the delivery of the ~~Plan~~ growth, and as such they are to be protected for that use. Similarly, with high demand for school places within the Districts it is important that existing educational facilities are offered a level of protection.

~~16.22~~16.19 Similarly, the Councils ~~has~~ worked closely with the relevant healthcare providers to establish the required health provision for the lifetime of the Plan. This includes meeting the needs of the identified ageing population in the Plan area. ~~Whilst~~ taking account of changing models of current and future healthcare provision, ~~it~~ is assumed that the ongoing healthcare needs of the population will need to be met at a level deemed acceptable by the relevant healthcare providers, on a continuous basis.

16.20 The policy also seeks to futureproof provision of healthcare and education facilities by ensuring that speculative windfall development proposals do not undermine the ability of existing facilities to expand in the future if required. The Councils will also engage in pre-application discussions with promoters to develop a collaborative approach to suitable applications and ensure that new facilities are placed in the best possible location to promote sustainable transport modes.

### Policy LP3431 – Health and Education Provision

1. Sites proposed, or in current health and educational use, will be protected for that use. The change of use, or re-development of educational establishments and their grounds, will not be permitted unless:
  - a. It can be clearly demonstrated that the use of the site is genuinely redundant and the ~~same~~ use is not viable in its current form, or an alternative economically viable community use(s) cannot be found;

- b. Satisfactory alternative capacity and /or improved facilities will be provided; and
  - c. For educational uses, the area of the site to be redeveloped is genuinely in excess of Government guidelines for playing field provision, taking into account future educational projections.
2. Further to the above, in order to prevent land-locking ~~of schools~~, development adjacent to existing schools and healthcare facilities should not compromise the ir ability ~~of the school~~ to expand to an appropriate size in the future.
3. The Councils will respond positively to and support appropriate and well-designed applications regarding the creation of new health and/or education facilities, and extensions to existing facilities. The Councils s will be supportive of proposals that enable dual use of new facilities within school grounds which can also be used by the community and agreed under a Community Use Agreement. ~~As expressed in the NPPF, the Council will apply the presumption in favour of the development. The Councils will engage in pre-application discussions with promoters to develop a collaborative approach to suitable applications, and ensure that early years settings and schools are placed in the best possible location to promote sustainable modes of travel and enable good access.~~ Where necessary, the Councils will utilise planning obligations to help to mitigate any adverse impacts of an educational or health development and assist in delivering development that has a positive impact on the community.



## LP~~35~~32 - Developer Contributions and Planning Obligations

### Policy background and explanation

~~16.23~~16.21 The aim of the policy is to provide a policy framework for securing an appropriate level of infrastructure, including developer contributions and obligations. Applicants will be expected to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals.

~~16.24~~16.22 Planning obligations are legally binding agreements entered into between a Local Planning Authority and a developer, which are intended to make development acceptable that would otherwise be unacceptable. Used effectively, planning obligations can increase the quality of development, however they must be reasonable and proportionate and directly relevant to planning and the proposed development.

~~16.25~~16.23 The Councils have Community Infrastructure Levy (CIL) in place. This means that some types of new development must make a payment which will be used to fund infrastructure required to support development in ~~the~~ each District. The amount of levy payable depends upon the size, type and location of the new development. A portion of CIL is also paid to the relevant Town and Parish Councils in which development takes place. However, CIL cannot be the single source of funding for infrastructure. This is because certain types of infrastructure (such as new primary schools) need to be delivered through section 106 planning obligations.

16.24 Relevant documents endorsed by the Councils would primarily include the Infrastructure Delivery Plan and Infrastructure Funding Statements but would also include documents with more detail such as open space type deficits and surpluses or detailed design for infrastructure schemes.

## Policy LP3532 - Developer Contributions and Planning Obligations

- ~~1.~~ ~~The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions.~~
  
- ~~2.1.~~ ~~Planning proposals will need to have regard to the Councils' Infrastructure Delivery Plan and any responses to the proposals from infrastructure providers. When making planning decisions, regard will be given to the Infrastructure Delivery Plan, the consultation responses received from infrastructure providers and the associated Plan evidence base.~~ Applicants are required to mitigate the additional impacts their development will place on infrastructure through Planning Obligations and Community Infrastructure Levy (CIL) contributions.
  
- ~~3.2.~~ The delivery of ~~planned~~ growth ~~set out in The Plan~~ is dependent upon the availability of infrastructure to support it. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, other Developer Contributions and where appropriate, funding assistance from the Councils / other provider organisations. Planning applications will be expected to include appropriate infrastructure provision.
  
- ~~4.3.~~ Applicants shall adhere to the ~~relevant documents~~ Infrastructure Delivery Plan and the Infrastructure Funding Statements endorsed by the Councils detailing the types and priorities of infrastructure provision required for the ~~d~~ Districts.

## Key Evidence Documents

An up to date list of key documents which will provide the evidence base for the Joint Local Plan is available on the Councils website: <https://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/> and <https://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

## Glossary

### Accessible and adaptable dwellings

Accessible and adaptable dwellings were introduced by the Government through revisions to the Building Regulations in 2015, as one of a suite of 'optional' standards that can be required through planning policy. Part M4(2) of the Building Regulations sets out the specifications for accessible and adaptable dwellings.

### Affordable Housing

Affordable housing is defined in the National Planning Policy Framework (~~2019~~2021) as:

“housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.”

[An additional form of affordable housing introduced in 2021 was 'First Homes' \(see further detail in this glossary\).](#)

### Area of Outstanding Natural Beauty

An Area of Outstanding Natural Beauty (AONB) is designated by Natural England. The purpose of designation is to conserve and enhance the natural beauty of the area.

### Area of Outstanding Natural Beauty Project Areas

Two project areas adjoining Areas of Outstanding Natural Beauty have been identified in the Districts. These project areas are identified in the AONB Management Plans, and significant parts of them are deemed valued landscapes. They are the Stour Valley Project Area and the Suffolk Coast & Heaths Additional Project Area (located on the Shotley Peninsula). They contain special qualities with similar landscape characteristics to the AONBs.

The Valued Landscape Assessment for the Stour Valley Project Area (March 2020) can be viewed at [www.dedhamvalestourvalley.org](http://www.dedhamvalestourvalley.org), and Chapter 3 explains the special qualities of the area.

The Valued Landscape Assessment for the Suffolk Coast & Heaths Additional Project Area (March 2020) can be viewed at [www.suffolkcoastandheaths.org](http://www.suffolkcoastandheaths.org), and Chapter 3 explains the special qualities of the area.

## **BREEAM**

BREEAM is a method of assessing the sustainability of new non-residential buildings and conversions of existing buildings. Buildings are assessed against a number of sustainability criteria including energy, water use, waste management and procurement, and can be awarded one of six – unclassified, pass, good, very good, excellent or outstanding. A BREEAM assessment can be carried out at the design stage.

## **Building for a Healthy Life**

Building for a Healthy Life is the latest edition of – and new name for – Building for Life 12, a Government-endorsed tool for assessing the design quality of neighbourhoods and homes, and the latest version is Building for Life 12. To achieve Built for Life accreditation, Design Code to help people improve the design of new and growing neighbourhoods. Using a traffic light approach, a development would be expected to achieve as many green lights as viable whilst reducing amber lights and avoiding red lights. must score 9 ‘greens’ from a set of 12 questions The 12 considerations are split between three headings; which revolve around ‘integrated into the neighbourhoods’, ‘creating a distinctive places’ and ‘streets for all and home’.

## **Building Regulations**

Building Regulations are set by the Government through ‘Approved Documents’ and cover the construction and alterations to Buildings. Whilst Building Regulations approval is separate to planning permission, planning policies can require certain ‘optional’ (higher specification) Building Regulations to be applied.

## **Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) was introduced in legislation in 2010 and enables planning authorities to set a ‘levy’ on new development in order to secure the infrastructure needed. Babergh and Mid Suffolk District Councils adopted CIL in 2016. The Charging Schedules set out the rate of CIL that will be charged for different types of development, ~~dependant~~ dependent upon location. The broad categories of infrastructure that CIL will be spent on are set out by the Councils in their ~~Regulation 123 List~~ Infrastructure Funding Statements.

## **Community uses**

Facilities, services and infrastructure that can be easily accessible and used by the community.

### **Constable Country**

An area straddling the Essex and Suffolk border, lying in the Dedham Vale AONB, that has strong connections with the artist John Constable. It includes the villages of Dedham, East Bergholt and Flatford.

### **County Geodiversity Sites**

Geodiversity is defined by the NPPF as the range of rocks, minerals, fossils and landforms. County Geodiversity Sites (CGS) are non-statutory designations identified for their geological interest.

### **County Wildlife Sites**

County Wildlife Sites are identified by the County Wildlife Site Panel. They are a non-statutory designation, with protection afforded through the planning system and via approaches to land management.

### **Custom Build**

The Self-build and Custom Housebuilding Act 2015 requires authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. Through the Plan the Councils have the opportunity to set out what constitutes a custom build house for the purposes of planning.

### **Design Sensitive Areas/Landscapes**

Considered to be schemes proposed within Areas of Outstanding Natural Beauty, and the adjoining Project Areas, Conservation Areas and the setting of listed buildings.

### **Development Plan**

The Development Plan comprises any Development Plan Documents that have been adopted in relation to the area.

The Development plan also includes adopted Minerals and Waste plans, which are produced by SCC. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions 'must be taken in accordance with the Development Plan unless material considerations indicate otherwise'. ~~Once adopted, the~~ Joint Local Plan **Part 1** will **form part of** ~~be~~ the Development Plan for Babergh and Mid Suffolk, alongside 'made' Neighbourhood Plans and Saved Policies in adopted Development Plan Documents.

A Joint Local Plan Part 2 will be produced, which upon adoption will also form part of the Development Plan, and is likely to include the following matters:

- Settlement hierarchy;
- A spatial distribution for any housing allocations insofar as necessary to provide flexibility to ensure plan period housing requirements can be met;
- Housing requirement figures for Neighbourhood Plan areas;
- Settlement boundaries;
- Open space designations;
- An assessment of Gypsy, Travellers and Travelling Showpeople needs, and if necessary, allocations to provide for these needs;
- An assessment of Houseboat Dwellers' needs, and a relevant development management policy for houseboat dwellers, moorings and marinas; and
- Other matters which are considered necessary by the Councils, dependent upon the monitoring of the Plan and the circumstances at the time.

### **Duty to Co-operate**

The Duty to Co-operate was introduced through the Localism Act 2011. It places a duty on local planning authorities to co-operate with other specified bodies in relation to strategic matters.

### **East of England Forecasting Model**

The East of England Forecasting Model (EEFM) is managed by Cambridgeshire Econometrics and Cambridgeshire County Council, on behalf of local authorities across the East of England. The model provides jobs forecasts and associated demographic and housing forecasts. The latest EEFM run was published in August 2016.

### **Edge of Centre**

Edge of Centre is defined for retail purposes in the National Planning Policy Framework as being a location which is well connected and up to 300m from the Primary Shopping Area. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

### **Employment Land Needs Assessment**

The Employment Land Needs Assessment (ELNA) was commissioned by Babergh and Mid Suffolk District Councils along with Ipswich Borough Council, Suffolk Coastal District Council and Waveney District Council (the latter two now known as East Suffolk Council) to define the Functional Economic Area and identify the qualitative and quantitative need for employment land across the Districts. The ELNA was based upon the 2015 East of England Forecasting Model jobs forecasts and was published in 2016.

### **Employment Land Supply Assessment**

The Employment Land Supply Assessment (ELSA) was commissioned by Babergh and Mid Suffolk District Councils along with Ipswich Borough Council and Suffolk Coastal District Council (now part of East Suffolk) to assess the sites that were put forward for employment uses as part of the call for sites process.

### **Employment Uses**

Employment use is classified within the Use Classes Order, formally as class B2 and B8, as well as class E in the main, however employment is also generated from proposals within classes C1, F and Sui Generis. The temporary changes to the Use Classes Order are also included where relevant.

### **Exception Test**

In relation to flood risk, in instances where the sequential test has been followed but it is not possible to locate development in an area of lower flood risk, the Exception Test may be applied. For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account



of the vulnerability of its users, without increasing flood risk elsewhere and where possible will reduce flood risk overall.

### **First Homes**

- a) First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:
- a) Must be discounted by a minimum of 30% against the market value
  - b) Are sold to a person or persons meeting the First Homes eligibility criteria\*;
  - c) On their first sale, will have a restriction on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions, are passed on at each subsequent title transfer;
  - d) After the discount has been applied, the first sale must be at a price no higher than £250,000.

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

([www.gov.uk/guidance/first-homes](http://www.gov.uk/guidance/first-homes) Paragraph: 001 Reference ID: 70-001-20210524)

\*The criteria are set out in the guidance viewed at [www.gov.uk/guidance/first-homes](http://www.gov.uk/guidance/first-homes))

### **Functional Economic Area**

The Functional Economic Area is established in the Employment Land Needs Assessment. It is based upon analysis of travel to work areas, housing market areas and commercial property market areas. Babergh and Mid Suffolk sit within the Ipswich Functional Economic Area along with Ipswich and Suffolk Coastal (now part of East Suffolk).

### **Green Infrastructure**

Green Infrastructure is defined by the NPPF as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

### **Habitats Regulations Assessment**

A Habitats Regulations Assessment is an assessment carried out under the Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). The Directive requires that any plan or project not directly connected with or necessary to the management of a European protected site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. As part of the production of the Plan a Habitats Regulations Assessment has been carried out.

### **Haven Gateway / Haven Gateway Partnership**

Babergh and Mid Suffolk District Councils are both part of the Haven Gateway Partnership. The Partnership provides a framework through which to promote the Haven Gateway sub-region, which is centred around the Ports of Felixstowe and Harwich.

### **Hazardous Sources**

These include hazardous installations and pipelines, and when considering the proximity of development proposals to these, it is necessary to establish the consultation distance as set by the Health and Safety Executive (HSE).

### **Heavy Water Usage**

Refers to a user who requires a large amount of water for their activities. Normally this is expected to be manufacturing and processing businesses. However, this may also apply to office uses which will vary in scale. A small office may typically be broadly comparable in water usage to an average domestic user, whereas a large office may be a significantly high water user.

Where schemes can be implemented within the existing supply capacity, it is likely that the relevant water company will require water supply agreements in place to provide clarity of the terms of use for the water.

### **Heritage Assets**

Heritage assets are defined by the NPPF as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

### **Highway Capacity**

In regard to agricultural / industrial intensive livestock and poultry processing must take account of the origin and destination routing of goods within the processing chain.

### **Holistic Water Management**

A pilot project set up to link all aspects of water management to develop new ways of delivering flood alleviation, to provide more reliable water resources for all users and to improve water-based ecosystems and water quality.

### **Houseboat**

~~A houseboat is defined for the purposes of VAT as being a floating decked structure which:~~

- ~~a) is designed or adapted for use solely as a place of permanent habitation;~~
- ~~b) does not have the means of, and which is not capable of being readily adapted for, self-propulsion.~~

### **Housing Market Area**

The Housing Market Area is an area which is reasonably self-contained in relation to migration (housing moves) and commuting. The Housing Market Area for Babergh and Mid Suffolk has been defined through the Strategic Housing Market Assessment and also comprises the areas covered by Ipswich Borough Council and part of East Suffolk Council (former Suffolk Coastal area).

### **Ipswich Strategic Planning Area (ISPA)**

The Ipswich Strategic Planning Area includes the whole area of Babergh District, Mid Suffolk District, Ipswich Borough and part of East Suffolk Council (former Suffolk Coastal Area). A map of the area is provided in the document.

### **Intensive livestock and poultry farming**

For the purposes of Policy LP14 – Intensive Livestock and Poultry Farming. The Environmental Permitting Regulations 6.09 Sector Guidance Note published by the Environment Agency in 2010 defines ‘intensive’ as an installation with more than: (i) 40,000 places for poultry; (ii) 2,000 places for production pigs (over 30kg) and/or (iii) 750 places for sows. (EPR Technical Guidance Note (2010) Regulatory Guidance Note No. 2 Understanding the meaning of regulated facility - Appendix 3 Interpretation of Intensive Farming Installations).

### **Infrastructure Delivery Plan**

An Infrastructure Delivery Plan (IDP) sets out the infrastructure required in an area, when it will be provided and how it will be funded. An IDP has been produced to support and evidence the infrastructure requirements of the Plan.

### **Joint Corporate Strategic Plan**

The Councils’ Joint Strategic Plan was produced in 2013/14 and refreshed in 2016. The Joint Strategic Plan sets out a framework for delivering the Councils’ services over the period 2016 – 2020. The Babergh and Mid Suffolk Corporate Plan 2019 – 2027 sets out the Councils’ main priority areas, which are the economy, environment, housing, wellbeing, communities and customers.

### **Local Development Scheme**

The Local Development Scheme sets out the formal local planning documents the Councils intend to produce together with stages and timetable for their production.

### **Local Green Space**

Local Green Spaces are green areas of particular importance to local communities, and where development can be ruled out other than in very special circumstances. The NPPF states that Local Green Space must be in reasonably close proximity to the community it serves; be demonstrably special to a local community and hold particular local significance (for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife); and be local in character and not an extensive tract of land.

### **Local Planning Authority (LPA)**

As defined in the NPPF (2021): The public authority whose duty it is to carry out specific planning functions for a particular area.

### **Major development**

As defined in the NPPF (2021): For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England)

Order 2015. Other than for the specific purposes of paragraphs ~~172~~176 and ~~173~~177 in this Framework.

### National Planning Policy Framework

The ~~revised~~ National Planning Policy Framework (NPPF) was ~~published~~revised by the Department of Communities and Local Government ~~in on February 2019~~20 July 2021, replacing the previous NPPF published in March 2012, ~~and~~ revised in July 2018 and updated in February 2019. It is the key piece of national planning policy and is supported by guidance in the form of the Planning Practice Guidance. ~~In considering whether a Local Plan is 'sound', through the Examination process, the Councils will need to be able to demonstrate that the plan accords with the policies within the NPPF.~~

### Neighbourhood Plan

The Localism Act 2011 introduced a power for communities to produce a Neighbourhood Plan which gives communities an opportunity to shape and influence development in their area. 'Made' Neighbourhood Plans form part of the Development Plan. For an up-to-date list of Neighbourhood Plans in the Districts please see the Councils' websites.

### New Anglia Local Enterprise Partnership

The New Anglia Local Enterprise Partnership (NALEP) is a business-led collaboration between private, public and education sectors covering the whole of Suffolk and Norfolk. The NALEP is funded by Government and in turn provides funding and support for growing the local economy. The NALEP published a Strategic Economic Plan (SEP) in 2014. The SEP identifies five 'high impact' sectors for targeting support – Advanced manufacturing and engineering, agri-tech, energy, ICT/digital culture and life sciences. It also identifies growth locations which include Stowmarket in Mid Suffolk and Sudbury in Babergh. The New Anglia LEP have developed a new Economic Strategy, the delivery of which will act alongside the delivery of the new Plan.

### Non-Designated Heritage Asset

As defined in the Planning Practice Guidance para.38

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

### Objectively Assessed Need

The term Objectively Assessed Need (OAN) relates to the need for housing. The OAN has been established through the Government's Standard Methodology. The OAN is the 'starting point' for setting the housing requirement in the Plan.

### Out of centre

A location which is outside of the defined town centre and not capable of being described as 'edge of centre'.

### **Permanent Gypsy and Traveller Site**

A permanent Gypsy and Traveller Site is one which is intended for permanent residential use, rather than for temporary transit or short stay stopping purposes.

### **Planning Practice Guidance**

The Planning Practice Guidance accompanies the national planning policy set out in the NPPF. It provides guidance on how local planning authorities should apply the policies contained in the NPPF, or other planning-related statements of national policy or legislation. It is web-based and is updated periodically.

### **Planning Obligations**

The NPPF defines planning obligations as a legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. They are commonly known as Section 106 agreements. Section 122 of the Community Infrastructure Levy Regulations 2010 (as amended) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

### **Primary Shopping Area**

Defined area where retail development is concentrated (comprising the primary and secondary shopping frontages). The Babergh and Mid Suffolk Joint Retail and Town Centres Study provides recommendations in relation to the extent of the Primary Shopping Areas.

### **Primary Shopping Frontage**

Primary Shopping Frontage includes a high proportion of retail uses. These have been defined through the Babergh and Mid Suffolk Joint Retail and Town Centres Study.

### **Potentially designated sites**

These include potential Special Protection Area (pSPA) or potential SSSI (pSSSI). These are potential site boundaries which may have minor changes to the final boundary of a site once classified (as identified by Natural England).

### **Production Cycle**

There is not a fixed time period as production cycles will differ depending on the type of intensive livestock proposal. Waste management plans and transport management plans will be expected for the proposed installation and in the latter case, the production cycle breakdown to include daily traffic movements.

### **Protected Habitats Sites**

Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPA), Ramsar Sites, National Nature Reserves (NNRs), Local Nature Reserves (LNRs) and County Wildlife Sites (CWS).

## **RAMS**

Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney Councils (the latter two are now East Suffolk Council) are taking a joined-up approach to facilitate development whilst at the same time adequately protect Habitats/European wildlife sites (European Sites) along the Suffolk Coast, from harm, mitigating the potential for significant effects arising from increased recreational disturbance related to new housing development. For Babergh and Mid Suffolk these relate to the Stour and Orwell Estuary river and Deben Estuary estuaries. The Councils have produced a Suffolk Coast Recreational ~~d~~Disturbance Avoidance and Mitigation Strategy (RAMS) which identifies and cost the measures necessary to mitigate recreational and leisure impacts and confirm how they will be funded. The intention of the strategy is to avoid adverse effects on the integrity of the Habitats Sites in combination with other plans and projects, over the lifetime of the Plan.

## **Ramsar**

Ramsar sites are wetlands of international importance designated under the Ramsar Convention. An assessment of potential effects arising through the production of the Plan is undertaken through carrying out a Habitats Regulations Assessment.

## **Regionally Important Geological and Geomorphological Sites**

Geodiversity is defined by the NPPF as the range of rocks, minerals, fossils and landforms. Regionally Important Geological and Geomorphological Sites (RIGS) are non-statutory designations identified for their geological interest.

## **Rural exception sites**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the Local Planning Authority's discretion, for example where essential to enable the delivery of affordable units without grant funding (NPPF 2021).

## **Sector Needs Assessment**

The Sector Needs Assessment (SNA) (part of the ELSA commission) updates the qualitative and quantitative need for employment land provided in the ELNA based on the 2016 East of England Forecasting Model and identifies the spatial requirements related to the needs of employment sectors.

## **Self-Build**

The Self-Build and Custom Housebuilding Act 2015 requires the authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. Self-build is defined for the purposes of the Community Infrastructure Levy ~~as~~ as all homes built or commissioned by individuals or groups of individuals for their own use, either by building the home on their own or working with builders.

## **Sensitive land uses**



[Include homes, schools, hospitals and office development or sensitive environmental areas \(https://gov.wales/sites/default/files/publications/2018-11/intensive-poultry-units-letter.pdf\)](https://gov.wales/sites/default/files/publications/2018-11/intensive-poultry-units-letter.pdf)

### **Sequential Test (flooding)**

The Sequential Test in relation to flooding seeks to ensure that development is located away from areas of higher flood risk where possible. For the purposes of plan-making, the Strategic Flood Risk Assessment should be used to steer development to lower flood risk areas. Where the Sequential Test concludes that there are not sufficient sites in a suitable lower risk flood zone(s), it may be necessary to apply the Exception Test. The acceptability of flood zones to development depends upon the vulnerability of the proposed use.

### **Sequential Test (retail)**

The Sequential Test for retail uses is established in national planning policy. The National Planning Policy Framework requires the sequential test to be applied in relation to applications for main town centre uses that are not within a town centre. Locations within town centres should be considered first, followed by edge of centre locations and finally out of centre locations.

### **Settlement hierarchy**

~~The settlement hierarchy categorises settlements based upon their role in terms of levels of service provision.~~

### **Site of Special Scientific Interest**

Sites of Special Scientific Interest are protected areas designated by Natural England under the Wildlife and Countryside Act 1981. Sites are designated for either wildlife or geological interest.

### **Special Area of Conservation**

Special Areas of Conservation are habitats protected under the Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). An assessment of potential effects arising through the production of the Plan is undertaken through carrying out a Habitats Regulations Assessment.

### **Special Protection Area**

Special Areas of Conservation are habitats of importance for bird species protected under the Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). An assessment of potential effects arising through the production of the Plan is undertaken through carrying out a Habitats Regulations Assessment.

### **Starter Homes**

Under The Housing and Planning ~~a~~Act 2016 a Starter Home:

- a. is a new dwelling,
- b. is available for purchase by qualifying first-time buyers only,
- c. is to be sold at a discount of at least 20% of the market value,



- d. is to be sold for less than the price cap, and
- e. is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State.

The price cap outside of London is set at £250,000, and a qualifying first time buyer must be at least 23 years old but under the age of 40.

The Housing White Paper (February 2017) includes a number of proposals in relation to Starter Homes including requiring households to have an income of less than £80,000, requiring some or all of the discount to be repaid if the home is sold within 15 years and including Starter Homes within the definition of affordable housing.

### **Strategic Housing and Economic Land Availability Assessment**

The Strategic Housing and Economic Land Availability Assessment (SHELAA) is an assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The SHELAA is a key piece of evidence from which sites will be selected for allocation through the process of producing The Plan. Sites put forward through the Call for Sites which have been assessed as suitable, available and achievable will be incorporated in the SHELAA.

### **Strategic Housing Market Assessment**

The Strategic Housing Market Assessment (SHMA) is a key piece of evidence and is required by the National Planning Policy Framework. The Strategic Housing Market Assessment identifies the Objectively Assessed Need for housing (OAN) and the mix and type of housing, including affordable housing, required over the plan period.

### **Strategic transport corridors**

Strategic transport corridors are identified on the Key Diagram, and are defined as 2km from the A12, A14 and A140.

### **Structure Plan**

Structure Plans formed part of the Development Plan until the introduction of now-abolished Regional Spatial Strategies under the Planning and Compulsory Act 2004. The 2001 Suffolk Structure Plan was the final Structure Plan to cover Babergh and Mid Suffolk but is no longer in force.

### **Sustainable Development**

Defined as: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." Bruntland 1987

### **Town Centre**

The Town Centres are defined areas which are characterised by offering a range of main town centre uses, which include retail, leisure, cultural and office uses.

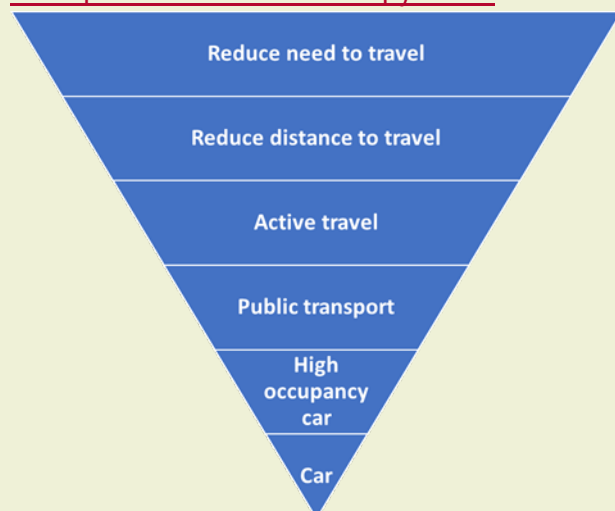
### Transit Gypsy and Traveller Site

A Transit Site (also known as a Short Stay Stopping Site) is a site intended for use by Gypsies and Travellers for a short amount of time whilst travelling. The length of continuous stay on a Transit Site is limited to a maximum of 12 weeks.

### Transport Hierarchy

The Transport Hierarchy sets out the approach to prioritise sustainable and active transport over the use of the private car, as identified in the principles of the vehicle use pyramid.

#### Principles of the vehicle use pyramid:



### Travelling Showpeople's Yard

A Travelling Showpeople's Yard is the location at which Travelling Showpeople have their permanent residence and will usually include space for storage of equipment.

### Use classes

Use classes are defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and from 1<sup>st</sup> September 2020 are defined as:

Class B2 – General industry

Class B8 – Storage and distribution

Class C1 – Hotels

Class C2 – Residential institutions

Class C2a – Secure residential institutions

Class C3 – Dwelling houses

Class C4 – Houses in multi occupation

Class E – Commercial, business and service (shops, financial and professional services, food and drink, business, non-residential institutions - part, assembly and leisure -part)

Class F1 – Learning and non-residential institutions

Class F2 – Local community uses

Sui generis – uses which do not fall within the specific use classes above.

### **Valued Landscape Assessments for the AONB Project Areas**

The Valued Landscape Assessment for the Stour Valley Project Area (March 2020) can be viewed at [www.dedhamvalestourvalley.org](http://www.dedhamvalestourvalley.org), and Chapter 3 explains the special qualities of the area.

The Valued Landscape Assessment for the Suffolk Coast & Heaths Additional Project Area (March 2020) can be viewed at [www.suffolkcoastandheaths.org](http://www.suffolkcoastandheaths.org), and Chapter 3 explains the special qualities of the area.

### **Wheelchair useraccessible dwellings**

Wheelchair useraccessible dwellings were introduced by the Government through revisions to the Building Regulations in 2015, as one of a suite of 'optional' standards that can be required through planning policy. Part M4(3) of the Building Regulations sets out the specifications for wheelchair accessible dwellings.

## Appendix 01 - Housing trajectory

A housing trajectory has been produced for each district area which sets out the anticipated broad delivery pattern of new dwellings across the Plan period. Existing housing commitments will ensure that a very large proportion of the identified housing requirement figure is already provided for throughout the Plan period.

The performance of the new housing delivery will be carefully tracked through the proposals set out in the Monitoring Framework within this Plan. A Part 2 Joint Local Plan document (and associated policies map alterations) will review for new housing allocations insofar as are necessary to provide flexibility and ensure that the Plan period housing requirement (in each district) can be met.

Summarised total dwelling supply position:

	<b><u>Babergh</u></b>	<b><u>Mid Suffolk</u></b>	<b><u>B&amp;MSDC</u></b>
JLP annualised housing need target	416	535	951
<b>JLP total local housing requirement (2018-2037)</b>	<b>7,904</b>	<b>10,165</b>	<b>18,069</b>
Total completions (2018 – 2021)	1,274	1,813	3,087
Total committed supply – April 2021	4,939	7,882	12,821
Windfall	500	500	1,000
Total identified housing supply at 2021***	6,713	10,195	16,908
% of completions and total committed supply of housing requirement	85%	100%	94%
Projected total dwellings evidenced in 2021 5HLS period (2021-2026)	2,902*	5,139	8,041
Projected residual supply for remaining Plan period (PPs, resolution to grant subject to S106, made NP allocations)	2,037**	2,743	4,780
<b>2018 – 2037 Shortfall (if any) to be addressed in Part 2 Plan</b>	<b>1,191</b>	<b>n/a</b>	<b>1,191</b>

\* Ref - 18/02289 (Sudbury) – 47 dwellings removed from projections as completed prior to assessment

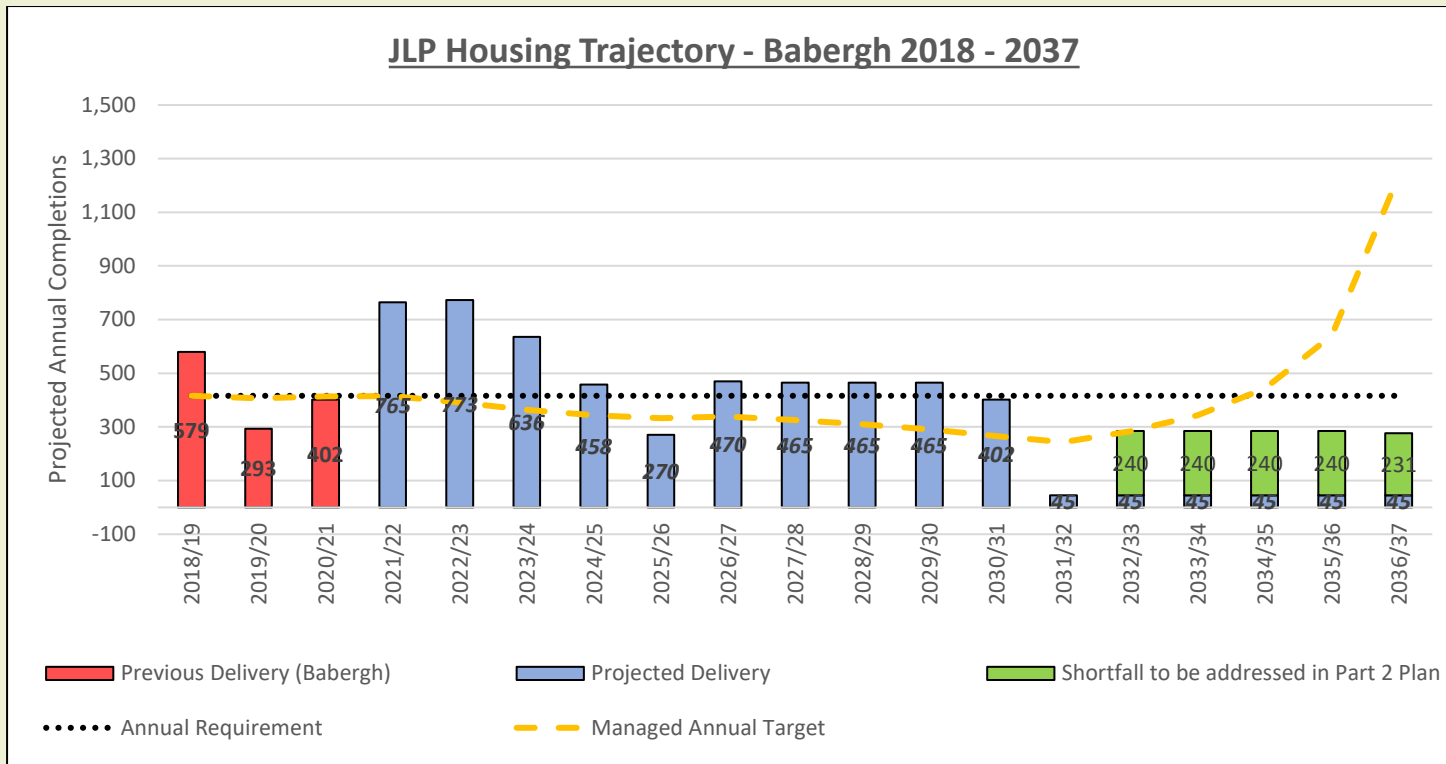
\*\* Ref - 19/00567 (Sproughton) – 105 dwellings removed from projections due to application withdrawn

\*\*\* This total identified housing supply is not the supply of 'deliverable' housing land which is formally identified within the Councils 5 Year Housing Land Supply Assessments.

**Babergh**

Summarised dwelling trajectory position:

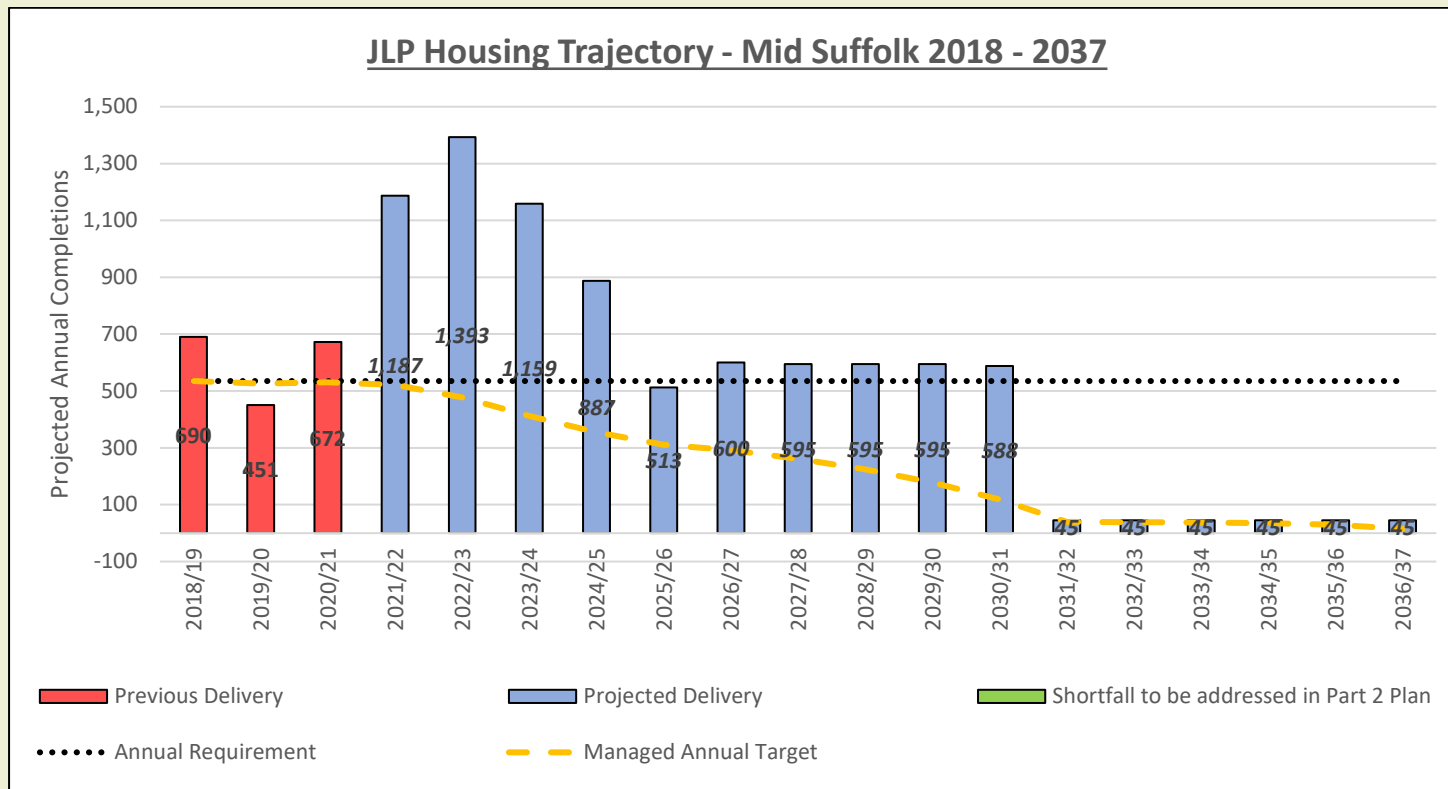
	<u>2018 – 2020/21</u>	<u>2021 - 2025/26</u>	<u>2026 - 2036/37</u>	<u>Total dwellings (2018-2037)</u>	<u>Shortfall to be addressed in Part 2 Plan</u>
<u>Babergh</u>	<u>1,274</u>	<u>2,902</u>	<u>2,537</u>	<u>6,713</u>	<u>1,191</u>



Mid Suffolk

Summarised dwelling trajectory position:

	<u>2018 – 2020/21</u>	<u>2021 - 2025/26</u>	<u>2026 - 2036/37</u>	<u>Total dwellings (2018-2037)</u>	<u>Shortfall to be addressed in Part 2 Plan</u>
<u>Mid Suffolk</u>	<u>1,813</u>	<u>5,139</u>	<u>3,243</u>	<u>10,195</u>	<u>n/a</u>



All of the sites are specifically identified in Part 3 of the Plan through individual allocation policies (with LA#### referencing) or through Policy LS01. A housing trajectory has been produced for each district area which sets out the anticipated delivery pattern of new dwellings across the Plan period. The performance of new housing delivery will be carefully tracked through the proposals set out in the Monitoring Framework within this Plan.

**Babergh JLP allocations**

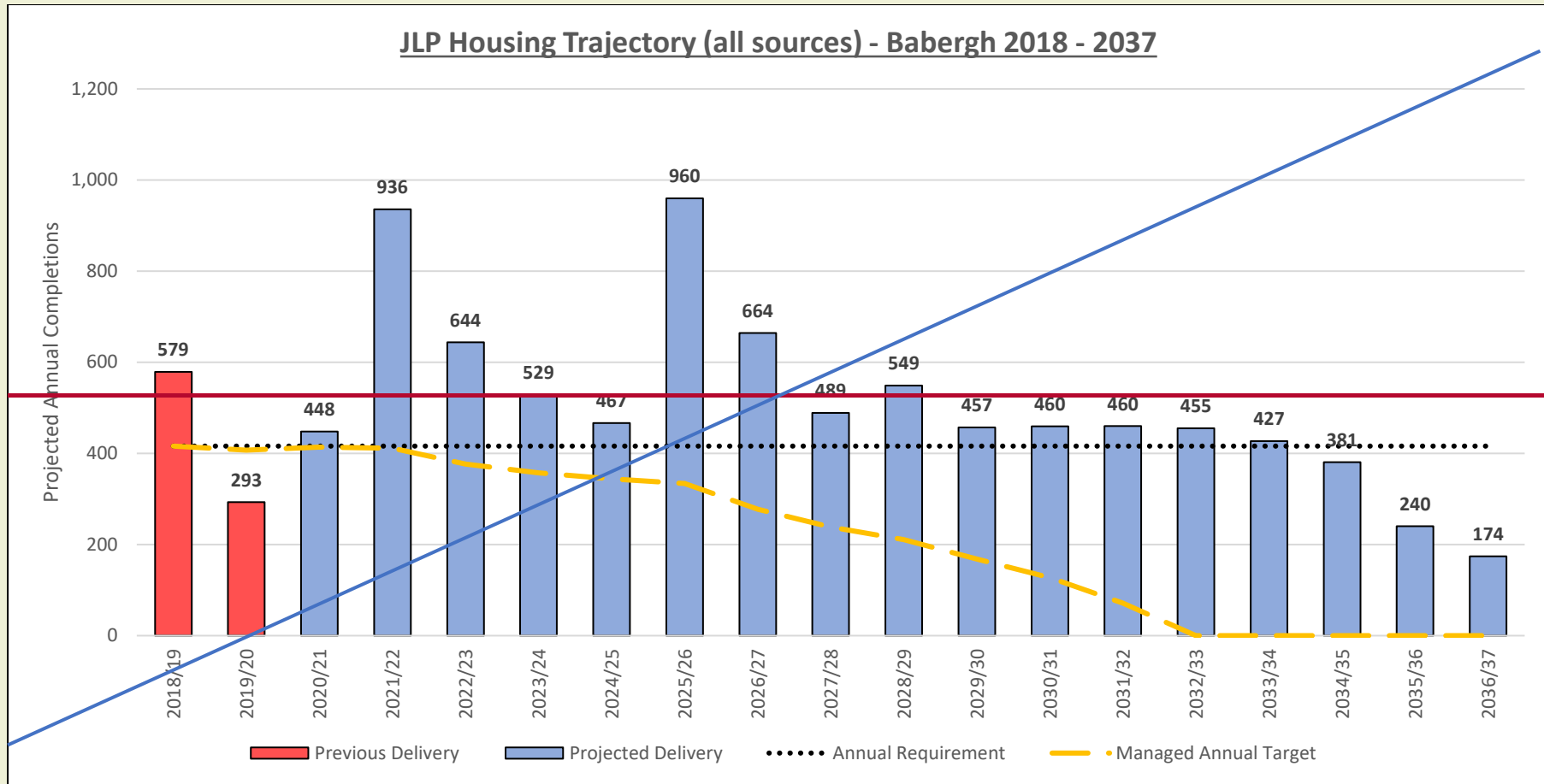
BDC Parish	JLP Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Acton	LA045	100							33	33	33	1							
Aldham	LS01	7			7														
Aldham	LS01	5						5											
Belstead	LA005	14						13	1										
Bentley	LS01	20						13	7										
Bildeston	LA048	75						32	32	11									
Boxford	LS01	5						5											
Brantham	LA053	125						32	32	32	29								
Bures St Mary	LS01	5						5											
Capel St Mary	LA055	520									68	68	68	68	68	68	68	46	
Capel St Mary	LA054	100		3	33	33	31												
Capel St Mary	LA055	30						13	13	4									
Chelmondiston	LS01	24		13	11														
Chelmondiston	LS01	15						13	2										



BDC Parish	JLP Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Chilton	LA041	130		22	33	33	33	9											
Chilton	LS01	20						13	7										
Cockfield	LS01	51	18	32	4														
Cockfield	LS01	10		10															
Copdock and Washbrook	LA008	226							33	33	33	33	33	33	28				
Copdock and Washbrook	LA009	12						12											
East Bergholt	LA060	144			33	33	33	33	12										
East Bergholt	LA061	75						32	32	11									
East Bergholt	LA059	10			10														
Elmsett	LS01	41						13	13	13	2								
Great Cornard	LA042	500									68	68	68	68	68	68	68	24	
Great Cornard	LA040	46						13	13	13	7								
Great Cornard	LA039	8			7														
Great Waldingfield	LS01	32	7	13	12														
Hadleigh	LA028	600									68	68	68	68	68	68	68	68	56
Hadleigh	LA114	75						32	32	11									
Hadleigh	LA027	50						32	18										

BDC Parish	JLP Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Hadleigh	LA115	21		10	11														
Hintlesham	LS01	6	6																
Hitcham	LS01	12						12											
Holbrook	LA068	7			7														
Holton St Mary	LS01	12						12											
Lavenham	LA069	20						13	7										
Lawshall	LS01	15						13	2										
Lawshall	LS01	5			5														
Leavenheath	LA098	40						13	13	13	4								
Lindsey	LS01	5																	5
Long Melford	LA113	150		11	33	33	33	33	7										
Nedging-with-Naughton	LS01	9		9															
Raydon	LS01	24	3	3															
Raydon	LS01	10						10											
Shotley	LA075	50						32	18										
Sproughton	LA013	475								33	33	33	33	33	33	33	33	33	33
Sproughton	LA014	475	18	33	33	33	33	33	33	33	33	33	33	33	33	33	28		
Sproughton	LA013	300								33	33	33	33	33	33	33	33	33	3
Sproughton	LA012	105						32	32	32	9								

BDC Parish	JLP Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Sproughton	LA116	50						32	18										
Sproughton	LA013	25						13	12										
Stanstead	LS01	8						8											
Stoke By Nayland	LS01	10						10											
Stoke by Nayland	LS01	8																	8
Stoke by Nayland	LS01	8						8											
Stutton	LS01	34	7	13	13	1													
Stutton	LS01	14						13	1										
Stutton	LS01	6		6															
Tattingstone	LS01	5						5											
Wenham Magna	LS01	6						6											
Wherstead	LA016	75			10	32	33												
Woolverstone	LS01	5						5											
Woolverstone	LS01	5						5											



**Mid Suffolk JLP allocations**

<b>MSDC Parish</b>	<b>JLP Site Ref</b>	<b>Net Dwellings</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>	<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	
Ashbocking	LS01	15						13	2											
Bacton	LA106	85		5	32	32	16													
Bacton	LA105	81						32	32	17										
Bacton	LA047	51						32	19											
Bacton	LA046	50						32	18											
Badwell Ash	LS01	52						32	20											
Badwell Ash	LS01	33						13	13	7										
Badwell Ash	LS01	21		4	13	4														
Badwell Ash	LS01	13		13																
Badwell Ash	LS01	10						10												
Badwell Ash	LS01	5						5												
Barham	LA001	325								33	33	33	33	33	33	33	33	33	33	28
Barham	LA002	270								33	33	33	33	33	33	33	33	33	6	
Barham	LA119	20						13	7											
Barking	LS01	10						10												
Battisford	LS01	9	9																	
Beyton	LS01	10						10												
Beyton	LS01	9		9																
Botesdale & Rickinghall	LA052	69						32	32	5										

MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Botesdale & Rickinghall	LA050	42						13	13	13	3								
Botesdale & Rickinghall	LA049	40		8	32														
Bramford	LA007	190						33	33	33	33	33	25						
Bramford	LA006	100							33	33	33	4							
Bramford	LA107	14						13	4										
Brome & Oakley	LS01	40						40											
Brome & Oakley	LS01	5						5											
Claydon	LA003	75						32	32	41									
Combs	LS01	5						5											
Cotton	LS01	5																	5
Creeting St Mary	LS01	43						13	13	13	4								
Creeting St Mary	LS01	5						5											
Debenham	LA057	140							33	33	33	33	7						
Debenham	LA058	87						32	32	23									
Debenham	LA056	48						13	5										
Elmswell	LA062	106		11	33	33	29												

MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Elmswell	LA066	100							33	33	33	4							
Elmswell	LA064	60						32	30										
Elmswell	LA065	50						32	18										
Elmswell	LA063	38						13	13	12									
Eye	LA109	174							33	33	33	33	33	9					
Eye	LA020	80						32	32	16									
Eye	LA111	72						32	32	8									
Eye	LA110	34						13	13	8									
Eye	LA021	12						12											
Finningham	LS01	10						10											
Finningham	LS01	10						10											
Fressingfield	LS01	18						13	5										
Great Blakenham	LA010	8						8											
Great Bricett	LS01	51						32	19										
Great Finborough	LS01	21	7																
Haughley	LA067	98		8	33	33	24												
Haughley	LA104	65		13	32	20													

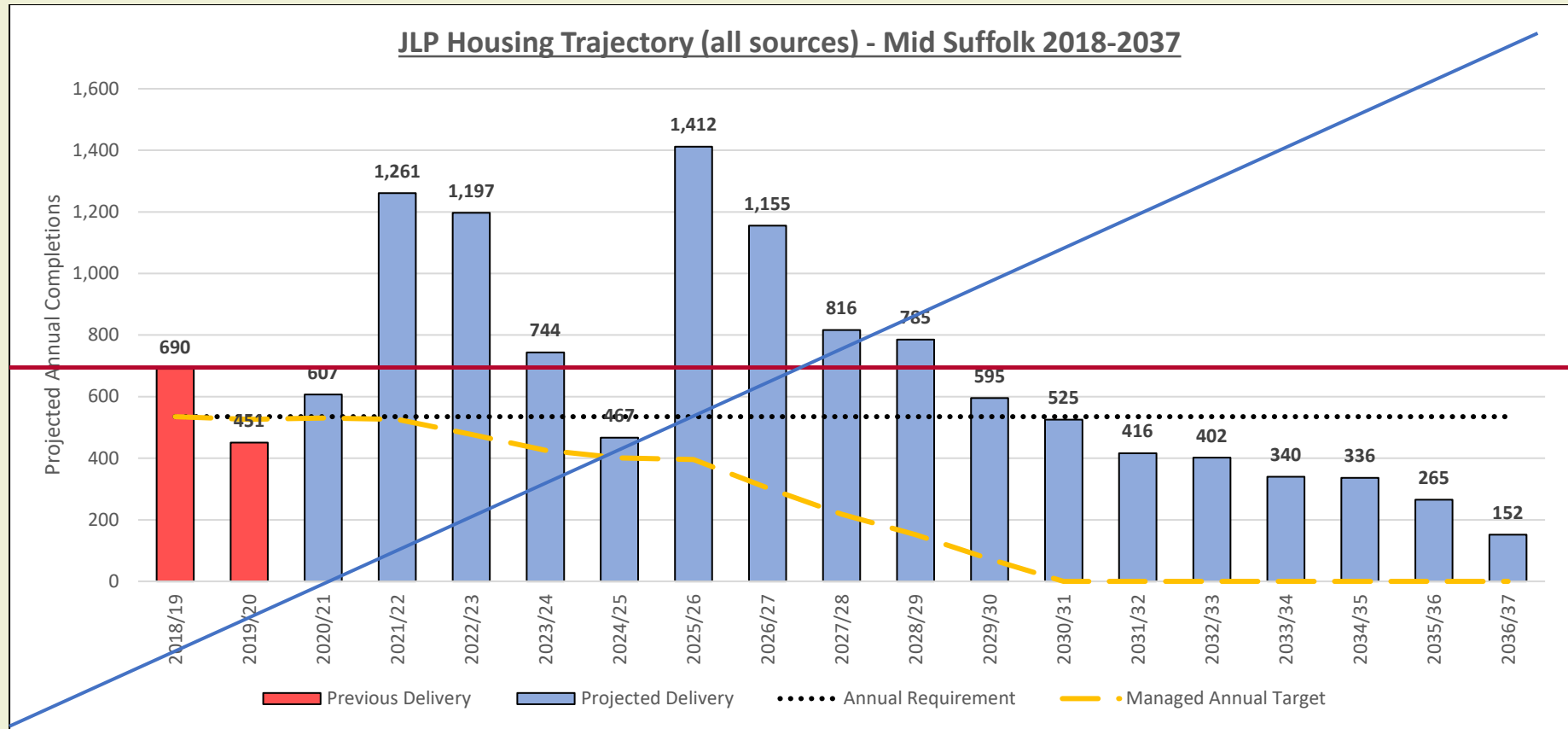


MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Haughley	LA117	29						13	13	3									
Henley	LS01	45						13	13	13	6								
Hessett	LS01	5						5											
Hoxne	LS01	30						13	13	4									
Laxfield	LS01	49						13	13	13	11								
Laxfield	LS01	13		11	2														
Mellis	LS01	5						5											
Mendham	LS01	6			6														
Mendlesham	LA073	75						32	32	11									
Metfield	LS01	25																	25
Needham Market	LA030	66						32	32	2									
Needham Market	LA032	64		12	16	30	6												
Needham Market	LA031	41		9	13	13	6												
Needham Market	LA032	30		12	16	2													
Norton	LS01	8	8																
Old Newton	LS01	64						32	32										
Old Newton	LS01	56						33	23										
Old Newton	LS01	10						10											
Onehouse	LS01	10						10											
Pettaugh	LS01	10						10											
Rattlesden	LS01	22		4	13	5													
Rattlesden	LS01	8		8															
Redgrave	LS01	9		9															
Somersham	LS01	30						13	13	4									

MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Stoke Ash	LS01	8						8											
Stonham Aspal	LA076	35						13	13	9									
Stonham Earl	LS01	20						13	7										
Stonham Parva	LS01	5						5											
Stonham Parva	LS01	5						5											
Stowmarket	LA034	600									68	68	68	68	68	68	68	68	56
Stowmarket	LA035	575									68	68	68	68	68	68	68	68	31
Stowmarket	LA036	300	10	30	30	36	36	36	36	36	36	14							
Stowmarket	LA036	100							33	33	33	4							
Stowmarket	LA033	68		32	32	4													
Stowmarket	LA112	60						32	28										
Stowmarket	LA037	40						13	13	13	4								
Stowmarket	LA038	25						13	12										
Stowupland	LA078	300								33	33	33	33	33	33	33	33	33	3
Stowupland	LA100	143		30	30	30	30	23											
Stowupland	LA077	18						13	5										

MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Stradbroke	LA080	75						32	32	11									
Stradbroke	LA082	60						32	31										
Stradbroke	LA084	45						13	13	13	6								
Stradbroke	LA083	35						13	13	9									
Thorndon	LS01	20						13	7										
Thurston	LA088	250																	
Thurston	LA089	200			33	33	33	33	33	33	19								
Thurston	LA087	200								33	33	33	33	33	33	2			
Thurston	LA090	129			25	30	30	30	14										
Thurston	LA086	110							33	33	33	11							
Thurston	LA084	64			32	32													
Thurston	LA085	25						13	13										
Thurston	LA118	15						13	2										
Thurston	LA103	6			6														
Thwaite	LS01	10						10											
Thwaite	LS01	5						5											
Tostock	LS01	5						5											

MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Walsham-le-Willows	LA09 1	60		16	32	12													
Walsham-le-Willows	LA09 2	22						13	9										
Wattisfield	LS01	8		8															
Westhorpe	LS01	10						10											
Wetheringsett	LS01	10						10											
Wetheringsett	LS01	10						10											
Weybread	LS01	15						13	2										
Whitten	LA10 2	190						33	33	33	33	33	25						
Wickham Skeith	LS01	5						5											
Woolpit	LA09 5	500									68	68	68	68	68	68	68	24	
Woolpit	LA09 4	120		11	33	33	33	10											
Woolpit	LA09 3	49	7	13	13	13	3												
Woolpit	LA09 7	30						13	13	4									
Worlingworth	LS01	26						13	13										
Worlingworth	LS01	5						5											
Yaxley	LS01	20						13	7										
Yaxley	LS01	15						13	2										



## Appendix 02 - Monitoring framework

Monitoring is an essential and necessary part of the planning system in order to check that strategic and local policies are having the desired effect. Monitoring relates both to contextual indicators and also to specific planning outcomes. This is part of the plan-making process.

A Sustainability Appraisal, incorporating Strategic Environmental Assessment, has been conducted as part of the production of the Plan. A requirement of Sustainability Appraisal is to monitor the likely significant effects of the Plan. A monitoring framework and indicators has been developed as work on the Sustainability Appraisal has progressed throughout the production of the Plan. Further details around monitoring related to Sustainability Appraisal objectives are contained in the Sustainability Appraisal Report.

The Council reports on monitoring and delivery in its Annual Monitoring Report. In some instances, it may be appropriate to alter the indicators being reported, either due to a change in information available or to reflect specific issues that emerge.

All indicators will be annually reviewed unless otherwise specified. The targets and indicators will be monitored against the aims, objectives and policies of the Plan.

### **MONITORING FRAMEWORK**

<b><u>Housing Objective : i. Supporting the delivery of homes, including affordable housing provision.</u></b>			
<b><u>Policies</u></b>	<b><u>Targets</u></b>	<b><u>Indicators (by District)</u></b>	<b><u>Sources</u></b>
<u>SP01, SP02, SP03, SP04, LP01, LP02, LP03, LP04, LP05, LP06, LP07, LP08, LP24</u>	<p><u>a) Deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district (2018 – 2037).</u></p> <p><u>b) Deliver a minimum of 10,165 net additional dwellings (535 dwellings</u></p>	<p><u>1) Net additional new housing</u></p> <p><u>2) Number of windfall homes completed</u></p> <p><u>3) Local Affordability Ratio.</u></p> <p><u>4) Five-Year Housing Land Supply (expressed as a percentage and years)</u></p>	<p><u>Babergh and Mid Suffolk (B&amp;MSDC) monitoring of planning applications. Housing Flow Reconciliation return. Data from Registered Providers</u></p> <p><u>Five-Year Housing Land Supply Statements</u></p>

	<p><u>per annum) within the Mid Suffolk district (2018 – 2037)</u></p> <p><u>c) Ensure appropriate scheme composition across the Districts</u></p> <p><u>d) A contribution of 35% affordable housing will be required on sites of 10 or more dwellings or 0.5ha or more.</u></p> <p><u>e) The requirement for affordable housing in Babergh is 2,096 dwellings and in Mid Suffolk is 2,428 dwellings</u></p> <p><u>f) Ensure all dwellings meet minimum national space standards</u></p> <p><u>g) 50% of dwellings on developments of 10 or more dwellings to be built to accessible and adaptable dwellings standards (Part M4(2) of Building Regulations)</u></p> <p><u>h) 572 additional registered care accommodation spaces identified for Babergh and an additional 1,004 additional care accommodation spaces for Mid Suffolk</u></p>	<p><u>5) Housing Delivery Test (expressed as a percentage).</u></p> <p><u>6) Percentage of each dwelling type, size and tenure of development completed.</u></p> <p><u>7) Net additional affordable housing, including percentage of community-led and rural exception housing, and as percentage of total net additional new housing</u></p> <p><u>8) Number of eligible schemes not achieving 35% affordable housing</u></p> <p><u>9) Statutory Homelessness</u></p> <p><u>10) Net additional number of dwellings meeting space standards</u></p> <p><u>11) Net additional new homes built to accessible and adaptable dwelling standards (Part M4 (2)).</u></p> <p><u>12) Net additional care/nursing homes</u></p> <p><u>13) Net additional sheltered homes</u></p> <p><u>14) Net gain and loss of rural workers housing with restrictions</u></p>	<p><u>Housing Delivery Test results</u></p> <p><u>B&amp;MSDC monitoring of planning applications.</u> <u>Neighbourhood Plans.</u> <u>B&amp;MSDC Self-build register (Strategic Housing)</u> <u>Data from Registered Providers</u></p> <p><u>B&amp;MSDC Monitoring of planning applications.</u> <u>Neighbourhood Plans</u> <u>Data from Registered Providers</u></p> <p><u>DLUHC Homelessness Statistics.</u> <u>Data from B&amp;MSDC Housing (Homeless Team) Service.</u></p> <p><u>B&amp;MSDC monitoring of planning application</u></p> <p><u>Building Regulation Records</u></p> <p><u>B&amp;MSDC monitoring of planning applications</u></p> <p><u>B&amp;MSDC monitoring of planning applications</u></p>
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	<p><u>i) Provision of rural workers accommodation/housing.</u></p> <p><u>j) Provision of Gypsy and Traveller pitch(es) in Babergh.</u></p> <p><u>k) Provision of Gypsy and Traveller pitches in Mid Suffolk</u></p> <p><u>l) Provide serviced dwelling plots for self / custom build provided as part of new development</u></p>	<p><u>15) Net addition of Gypsy and Traveller pitches and travelling show people plots.</u></p> <p><u>16) Number of households registered on the 'Self-Build Register.'</u></p> <p><u>17) Number of serviced dwelling plots completed, for self/custom build.</u></p>	<p><u>B&amp;MSDC monitoring of planning applications.</u></p> <p><u>B&amp;MSDC monitoring of planning applications (Information on G&amp;T pitches from Strategic Housing)</u></p> <p><u>B&amp;MSDC Self-build register.</u></p> <p><u>B&amp;MSDC monitoring of planning applications</u></p>
<p><b><u>Economy objectives:</u></b></p> <p><u>ii. Encourage the development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity.</u></p> <p><u>iii. To encourage inward investment to the Districts by supporting Freeport East and the delivery of Gateway 14, as well as infrastructure improvements that will enable the continued growth of The Port of Felixstowe and strengthen the Districts' links to The Port and the rest of the UK.</u></p>			
<b><u>Policies</u></b>	<b><u>Targets</u></b>	<b><u>Indicators</u></b>	<b><u>Sources</u></b>
<p><u>SP05, SP06, SP07, LP09, LP10, LP11, LP12, LP13, LP14.</u></p>	<p><u>a) To maintain designated strategic employment sites.</u></p> <p><u>b) To deliver at least 2.9ha in Babergh and 9.4ha in Mid Suffolk of net additional employment land between 2018 and 2037.</u></p>	<p><u>18) Net gain / loss per sqm of development on strategic employment sites.</u></p> <p><u>19) Net gain/ loss per sqm of employment land across the Districts.</u></p> <p><u>20) Net gain/loss per ha of employment land across the Districts.</u></p> <p><u>21) Occupied plots on schemes.</u></p>	<p><u>B&amp;MSDC monitoring of planning applications</u> <u>B&amp;MSDC Economic Strategy</u></p> <p><u>B&amp;MSDC monitoring of planning applications</u> <u>Building Control and Environmental Health Records</u></p>



	<p><u>c) Delivery Brantham and Sproughton regeneration sites.</u></p> <p><u>d) To ensure the vacancy rate of units in town centres for town centre uses does not exceed 15%</u></p> <p><u>e) To maintain a positive increase in value of the tourism economy in Babergh and Mid Suffolk</u></p>	<p><u>22) Change of use to Use Class E within and outside of defined Town Centres and net additional Use Class E on Greenfield sites.</u></p> <p><u>23) Use Class E net gains and losses by use within town centres.</u></p> <p><u>24) Number of vacant units in town centres</u></p> <p><u>25) Net dwelling completions per annum within town centres.</u></p> <p><u>26) Tourism jobs as a percentage of total employment.</u></p> <p><u>27) Monetary value of the tourism economy</u></p>	<p><u>Town Centre Monitoring (B&amp;MSDC) B&amp;MSDC monitoring of planning applications</u></p> <p><u>B&amp;MSDC monitoring of planning applications</u></p> <p><u>Town Centre Monitoring (B&amp;MSDC)</u></p> <p><u>B&amp;MSDC monitoring of planning applications</u></p> <p><u>ONS/ Census</u> <u>B&amp;MSDC Economic Strategy</u></p> <p><u>ONS/ Census</u> <u>B&amp;MSDC Economic Strategy</u></p>
<p><b><u>Environment objectives:</u></b></p> <p><u>iv. To protect and enhance environmental assets (including designated sites, landscapes, heritage, biodiversity net gains, green spaces, air and water quality, and river corridors) for current and future generations.</u></p> <p><u>v. Ensure new development avoids areas of flood risk and reduce future flood risk.</u></p> <p><u>vi. To reduce the drivers of climate change as much as possible from a social, economic and environmental perspective, with the ambition to be carbon neutral by 2030.</u></p>			
<b><u>Policies</u></b>	<b><u>Targets</u></b>	<b><u>Indicators</u></b>	<b><u>Source</u></b>
<p><u>SP08, SP09, SP10</u> <u>LP15, LP16, LP17, LP18, LP19,</u> <u>LP20, LP21, LP22, LP23, LP25,</u> <u>LP26, LP27</u></p>	<p><u>a) Implementation of measures in Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).</u></p>	<p><u>28) Specific environmental indicators to be set out in Suffolk Coast RAMS</u></p>	<p><u>Monitoring of Suffolk Coast RAMS.</u> <u>B&amp;MSDC monitoring of planning applications.</u></p>

	<p>b) <u>Enhancement of the condition status of 'designated sites'; namely:</u></p> <ul style="list-style-type: none"> <li>• <u>Sites of Special Scientific Interest (SSSI)</u></li> <li>• <u>Ramsar</u></li> <li>• <u>Special Areas of Conservation (SAC)</u></li> <li>• <u>Special Areas of Protection (SPA)</u></li> <li>• <u>County Wildlife Sites</u></li> <li>• <u>Local Nature Reserves</u></li> </ul> <p>c) <u>Support enhancement and creation of wildlife corridors / networks of green infrastructure.</u></p> <p>d) <u>Support the delivery of biodiversity net gain.</u></p> <p>e) <u>Ensure the protection of ancient/veteran trees.</u></p> <p>f) <u>Ensure conservation of ancient woodland.</u></p> <p>g) <u>Reductions in CO2 emissions of 30% below for the Target Emissions Rate for new</u></p>	<p>29) <u>Condition status of all designated habitat sites and protected species.</u></p> <p>-</p> <p>30) <u>Net loss of designated sites and protected species.</u></p> <p>-</p> <p>31) <u>Measurable Net gain in biodiversity (10%).</u></p> <p>32) <u>Net loss of ancient/veteran trees (Tree Preservation Orders).</u></p> <p>33) <u>Net loss of ancient woodland</u></p> <p>-</p> <p>34) <u>Percentage of permissions that meet the Target Emission Rate.</u></p>	<p><u>Natural England designated site condition surveys.</u> <u>Suffolk Biodiversity Information Service.</u> <u>Biodiversity Action Plan (BAP).</u></p> <p><u>B&amp;MSDC monitoring of planning applications.</u> <u>Natural England Habitat Network Data.</u></p> <p><u>Suffolk Biodiversity Information Service</u> <u>B&amp;MSDC monitoring of planning applications.</u></p> <p><u>B&amp;MSDC monitoring of planning applications.</u></p> <p><u>B&amp;MSDC monitoring of planning applications.</u></p> <p><u>B&amp;MSDC monitoring of planning applications</u> <u>Building Control Records monitoring</u></p>
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	<p><u>residential development and 27% for other new buildings.</u></p> <p>–</p> <p><u>h) Improved water efficiency standards of 110 litres or 100 litres per person per day.</u></p> <p><u>i) Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM ‘Very Good’ standard or equivalent.</u></p> <p><u>j) To minimise the impact of flood risk.</u></p> <p><u>k) To protect and increase open space provision.</u></p> <p><u>l) Support sustainable renewable, decentralised and community energy generating proposals</u></p> <p><u>m) Prioritise development of previously developed land (PDL).</u></p>	<p><u>35) Percentage of permissions that meet improved water efficiency standards.</u></p> <p><u>36) BREEAM certifications on non-residential development over 1,000 sqm</u></p> <p><u>37) Development identified in Flood zones 2 and or 3.</u></p> <p><u>38) Number of new developments incorporating Sustainable urban Drainage Systems (SuDS)</u></p> <p><u>39) Net losses or gains of open space by sq. m.</u></p> <p><u>40) Number of renewable energy schemes permitted and net additional (kW/MW) generated.</u></p> <p>–</p> <p><u>41) Number of community-led renewable energy schemes permitted and net additional (kW/MW) generated.</u></p> <p><u>42) Net percentage of development (in hectares) taking place on previously developed land.</u></p>	<p><u>B&amp;MSDC monitoring of planning applications</u> <u>Building Control Records monitoring.</u></p> <p><u>Certification evidence of the levels for BREEAM at design stage and on completion of development (Building Control)</u></p> <p>–</p> <p><u>B&amp;MSDC monitoring of planning applications</u></p> <p><u>B&amp;MSDC monitoring of planning applications</u></p> <p>–</p> <p><u>B&amp;MSDC monitoring of planning applications.</u></p> <p><u>B&amp;MSDC monitoring of planning applications.</u></p> <p><u>B&amp;MSDC monitoring of planning applications.</u></p> <p><u>Brownfield site register and B&amp;MSDC monitoring of planning applications</u></p> <p><u>B&amp;MSDC monitoring of planning applications</u></p>
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		<p><u>43) Amount of agricultural land in hectares permitted for non-agricultural use.</u></p>	<p><u>Environmental Health Data</u></p> <p>-</p>
	<p><u>n) To maintain / improve air quality</u></p>	<p><u>44) Air Quality Management Areas &amp; threshold areas. Where appropriate, nitrogen dioxide and ammonia monitoring from any road 200m (from SPA [Ipswich Strategic Transport Mitigation Strategy]).</u></p>	<p><u>Anglian Water and Essex and Suffolk Water.</u></p>
	<p><u>o) To ensure effective water resource and infrastructure</u></p>	<p><u>45) Adoption of Water Resources Management Plan by water companies</u></p>	<p>-</p>
	<p><u>p) To ensure effective wastewater treatments are provided.</u></p>		<p><u>Babergh and Mid Suffolk monitoring of planning applications</u></p>
	<p><u>q) To ensure Areas of Outstanding Natural Beauty are appropriately protected from development.</u></p>	<p><u>46) Number of major applications granted within the Areas of Outstanding Natural Beauty.</u></p>	<p><u>Historic England</u> <u>B&amp;MSDC Heritage Team and monitoring of planning applications.</u></p>
	<p><u>r) Protect and enhance heritage &amp; archaeology assets</u></p>	<p><u>47) Number of designated assets: Number of Listed Buildings Number of Scheduled Monuments Number of Conservation Areas Number of Archaeological Priority Areas Number of buildings on Heritage at Risk list.</u></p>	
	-		<p><u>Neighbourhood Plan Groups / Local Lists.</u></p>
	-	<p><u>48) Number of non-designated heritage assets</u></p>	

<b><u>Healthy Communities &amp; Infrastructure Objectives:</u></b>			
<p>vii. <u>To enable all communities to thrive, grow, be healthy, active and self-sufficient through supporting the provision of the necessary infrastructure and encouraging more sustainable travel, including through the Ipswich Strategic Planning Area Transport Mitigation Strategy and the Councils' Local Cycling and Walking Infrastructure Plan (LCWIP).</u></p> <p>viii. <u>To support communities to deliver plans and projects at the district and neighbourhood levels, specifically providing opportunities for the District Councils to support the development on Neighbourhood Plans.</u></p>			
<b><u>Policies</u></b>	<b><u>Targets</u></b>	<b><u>Indicators</u></b>	<b><u>Source</u></b>
<p><u>SP08, SP09</u> <u>LP28, LP29, LP30, LP31, LP32.</u></p>	<p>a) <u>To support and enable the delivery of key strategic infrastructure projects.</u></p>	<p>49) <u>Delivery of projects within the infrastructure delivery plan by infrastructure type.</u></p>	<p><u>Infrastructure Funding Statement</u> <u>ISPA Transport Mitigation Strategy monitoring.</u> <u>Suffolk County Council – education.</u></p>
	<p>b) <u>To ensure development makes appropriate contribution towards community infrastructure.</u></p>	<p>50) <u>Delivery of community infrastructure projects which are identified in each Council's Infrastructure Funding Statement.</u></p>	<p><u>Infrastructure Funding Statement</u> <u>ISPA Transport Mitigation Strategy monitoring.</u> <u>Babergh and Mid Suffolk Local Cycling and Walking Infrastructure Plan (B&amp;MS LCWIP) monitoring.</u></p>
	<p>c) <u>To ensure development within the Protected Habitats Sites Mitigation Zone makes contributions to mitigate impacts on protected areas.</u></p>	<p>51) <u>Delivery of projects identified through the Recreational disturbance Avoidance and Mitigation Strategy.</u></p>	<p><u>Infrastructure Funding Statement</u> <u>Suffolk Coast RAMS.</u></p>
	<p>d) <u>To support and safeguard community services and facilities.</u></p>	<p>52) <u>Net loss/gain of community services and facilities.</u></p> <p>53) <u>Net change of use of land to Use Class F (either for full flexibility or one or more uses within Use Class F)</u></p> <p>54) <u>Net loss/gain of health and educational uses.</u></p>	<p><u>B&amp;MSDC monitoring of planning applications</u></p> <p><u>B&amp;MSDC monitoring of planning applications.</u></p>

	<p><u>e) To support sites in current health and education provision use.</u></p> <p><u>f) To support delivery and effective implementation of safe, sustainable and active transport the ISPA Transport Mitigation Strategy and the Babergh &amp; Mid Suffolk Local Cycling and Walking Infrastructure Plan.</u></p>	<p><u>55) Delivery of sustainable and active transport projects as identified in the infrastructure delivery plan, the ISPA Transport Mitigation Strategy and the Babergh and Mid Suffolk Local Cycling and Walking Infrastructure Plan.</u></p> <p><u>56) Percentage of journeys made by public transport or active transport.</u></p>	<p><u>B&amp;MSDC monitoring of planning applications</u></p> <p><u>Infrastructure Funding Statement ISPA TMS monitoring, B&amp;MS LCWIP monitoring.</u> <u>Babergh &amp; Mid Suffolk Local Cycling and Walking Infrastructure Plan monitoring.</u></p> <p><u>SCC, ONS</u></p>
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~~Monitoring is an essential and necessary part of the planning system in order to check that strategic and local policies are having the desired effect. Monitoring relates both to contextual indicators and also to specific planning outcomes. This is part of the plan-making process.~~

~~A Sustainability Appraisal, incorporating Strategic Environmental Assessment, has been conducted as part of the production of the Plan. A requirement of Sustainability Appraisal is to monitor the likely significant effects of the Plan. A monitoring framework and indicators has been developed as work on the Sustainability Appraisal has progressed throughout the production of the Plan. Further details around monitoring related to Sustainability Appraisal objectives are contained in the Sustainability Appraisal Report.~~

~~The Council reports on monitoring and delivery in its Annual Monitoring Report. In some instances, it may be appropriate to alter the indicators being reported, either due to a change in information available or to reflect specific issues that emerge. All indicators will be annually reviewed unless otherwise specified. The targets and indicators will be monitored against the aims, objectives and policies of the Plan.~~

**MONITORING FRAMEWORK**

<b>Housing Objective : i. Delivery of the right types of homes, of the right tenure in the right place meeting need.</b>			
<b>Policies</b>	<b>Targets</b>	<b>Indicators (by District)</b>	<b>Sources</b>
SP01, SP02, SP03, SP04, LP01, LP02, LP03, LP04, LP05, LP06, LP07, LP08, LP09, LP10, LP11	<p>a) Deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district (2018 – 2037) by settlement category.</p> <p>b) Deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid Suffolk district (2018 – 2037), by settlement category.</p> <p>c) A contribution of 35% affordable housing will be required on sites of ten or more dwellings or 0.5ha or more.</p> <p>d) The requirement for affordable housing in Babergh is 2,096 dwellings and in Mid Suffolk is 2,429 dwellings</p> <p>e) 50% of dwellings on developments of 10 or more dwellings to be built to accessible and adaptable dwellings standards (Part M4(2) of Building Regulations)</p>	<p>1) Net additional new housing</p> <p>2) Number of windfall homes completed</p> <p>3) Type and mix of dwellings completed.</p> <p>4) Five-Year Housing Land Supply (expressed as a percentage and years)</p> <p>5) Net additional affordable housing, and as percentage of total net additional new housing</p> <p>6) Median house price to workplace-based earnings ratio.</p> <p>7) Indices of Multiple deprivation – indicator of housing affordability.</p> <p>8) Statutory Homelessness</p> <p>9) Net additional new homes built to accessible and adaptable dwelling standards (Part M4 (2)).</p>	<p>Babergh and Mid Suffolk monitoring of planning applications. Data from Registered Providers</p> <p>Five-Year Housing Land Supply Statements</p> <p>Babergh and Mid Suffolk monitoring of planning applications. Data from Registered Providers</p> <p>ONS</p> <p>ONS</p> <p>MHCLG Homelessness Statistics</p> <p>Building Regulation Records</p>

	<p><del>f) An additional 572 registered care accommodation spaces identified for Babergh and an additional 1,004 spaces for Mid Suffolk</del></p> <p><del>g) Provision of 1 permanent Gypsy and Traveller pitch in Babergh.</del></p> <p><del>h) Provision of 9 permanent Gypsy and Traveller pitches in Mid Suffolk</del></p> <p><del>i) Provide serviced dwelling plots for self / custom build provided as part of new development</del></p>	<p><del>10) Net additional care/nursing homes</del></p> <p><del>11) Net additional sheltered homes</del></p> <p><del>12) Net addition of Gypsy and Traveller pitches.</del></p> <p><del>13) Number of households registered on the 'Self-Build Register.'</del></p> <p><del>14) Number of serviced dwelling plots completed, for self/custom build.</del></p>	<p><del>Babergh and Mid Suffolk monitoring of planning applications:</del></p> <p><del>Housing (C3)</del> <del>Residential institutions (C2)</del> <del>Data from Registered Providers</del></p> <p><del>Babergh and Mid Suffolk monitoring of planning applications.</del></p> <p><del>Babergh and Mid Suffolk Self-build register.</del></p>
<p><del><b>-Economy objectives:</b></del></p> <p><del>ii. Encourage the development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity.</del></p> <p><del>iii. To encourage inward investment to the Districts by supporting infrastructure improvements that will enable the continued growth of The Port of Felixstowe and strengthen the Districts' links to The Port of Felixstowe and the rest of the UK.</del></p>			
<b>Policies</b>	<b>Targets</b>	<b>Indicators</b>	<b>Sources</b>
<p><del>SP05, SP06, SP07, LP12, LP13, LP14, LP15, LP16.</del></p>	<p><del>a) To maintain designated strategic employment sites in nine locations.</del></p>	<p><del>15) Net gain / loss per sq.m. of development on strategic employment sites.</del></p>	<p><del>Babergh and Mid Suffolk monitoring of planning applications:</del> <del>Babergh and Mid Suffolk monitoring of planning applications:</del></p>



	<p><del>b) To support and encourage sustainable economic growth.</del></p> <p><del>b)</del> <del>c)</del></p> <p><del>To support new retail and town centre uses in defined centres.</del></p> <p><del>To support sustainable tourism development.</del></p>	<p><del>16) Net gain/ loss per s.qm. of employment land across the District.</del></p> <p><del>17) Net change of use of land to Use Class E (either for full flexibility or one or more uses within Use Class E)–</del></p> <p><del>18) Net additional sq.m of Use Class E within and outside of designated centres.</del></p> <p><del>19) Number of vacant units in designated town centres</del></p> <p><del>20) Tourism jobs as a % of total employment.</del></p>	<p><del>Town Centre Monitoring (BMSDC)</del></p> <p><del>ONS/ Census</del></p>
<p><b>Environment objectives:</b></p> <p><del>iv. To protect and enhance environmental assets (including designated sites, landscapes, heritage, biodiversity net gains, green spaces, air and water quality, and river corridors) for current and future generations.</del></p> <p><del>v. Ensure new development avoids areas of flood risk and reduce future flood risk.</del></p> <p><del>vi. To reduce the drivers of climate change as much as possible from a social, economic and environmental perspective, with the ambition to be carbon neutral by 2030.</del></p>			
<p><b><u>Policies</u></b></p>	<p><b><u>Targets</u></b></p>	<p><b><u>Indicators</u></b></p>	<p><b><u>Source</u></b></p>
<p><del>SP08, SP09, SP10 LP17, LP18, LP19, LP20, LP21, LP23, LP25, LP27, LP28, LP29, LP30</del></p>	<p><del>a) To support the delivery of the Suffolk Climate Action Plan.</del></p> <p><del>b) Implementation of measures in Suffolk Coast Recreational</del></p>	<p><del>21) Specific indicators to be set out in the Climate Change Action Plan</del></p> <p><del>22) Specific indicators to be set out in Suffolk Coast RAMS</del></p>	<p><del>Monitoring of Suffolk Climate Change Partnership</del></p> <p><del>Monitoring of Suffolk Coast RAMS</del></p> <p><del>–</del></p>

	<p><del>disturbance Avoidance and Mitigation Strategy (RAMS).</del></p> <p><del>e) Improvement in the condition status of 'designated sites'; namely:</del></p> <ul style="list-style-type: none"> <li><del>• SSSI</del></li> <li><del>• Ramsar</del></li> <li><del>• Special Areas of Conservation (SAC)</del></li> <li><del>• Special Areas of Protection (SPA)</del></li> <li><del>• County Wildlife Sites</del></li> <li><del>• Local Nature Reserves</del></li> </ul> <p><del>d) Support the delivery of biodiversity net gain.</del></p> <p><del>e) Reductions in CO2 emissions of 10% below for the Target Emissions Rate for new residential development.</del></p> <p><del>-</del></p> <p><del>f) Improved water efficiency standards of 110 litres or 100 litres per person per day.</del></p> <p><del>g) Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent.</del></p>	<p><del>23) status and condition of all designated habitats sites and protected species</del></p> <p><del>-</del></p> <p><del>-</del></p> <p><del>-</del></p> <p><del>24) Measurable Net gain in biodiversity from identified baseline through planning permissions.</del></p> <p><del>-</del></p> <p><del>25) Target Emission Rate of the 2013 Edition of the 2010 Building (Part L) Regulations. Or any subsequent more recent legislation</del></p> <p><del>26) Fittings based specifications for 110L/person/day from DCLG Building Regs 2010) (2016 amendments) part G2. Or any subsequent more recent legislation.</del></p> <p><del>27) BREEAM certifications on non-residential development over 1,000 sq.m.</del></p>	<p><del>-</del></p> <p><del>Natural England designated site condition surveys.</del></p> <p><del>Suffolk Biodiversity Information Service</del></p> <p><del>-</del></p> <p><del>Suffolk Biodiversity Information Service</del></p> <p><del>Babergh and Mid Suffolk monitoring of planning applications</del></p> <p><del>-</del></p> <p><del>Babergh and Mid Suffolk monitoring of planning applications</del></p> <p><del>Building Control monitoring</del></p> <p><del>Babergh and Mid Suffolk monitoring of planning applications</del></p> <p><del>Building Control monitoring</del></p> <p><del>-</del></p> <p><del>Certification evidence of the levels for BREEAM at design stage and on completion of development (Building Control)</del></p> <p><del>-</del></p>
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	<p><del>h) To minimise the impact of flood risk.</del></p> <p><del>i) To protect and increase designated open space provision.</del></p> <p><del>j) Support sustainable renewable, decentralised and community energy generating proposals.</del></p> <p><del>k) PDL</del></p> <p><del>l) Air quality</del></p> <p><del>m) To ensure effective water resource and infrastructure</del></p>	<p><del>28) Development identified in Flood zones 2 and or 3.</del></p> <p><del>29) Incidence of flood risk.</del></p> <p><del>30) Net losses or gains of open space/ applications permitted on designated open spaces.</del></p> <p><del>31) No. of renewable energy schemes permitted or not additional (kW) generated.</del></p> <p><del>32) Number of community led renewable energy schemes permitted.</del></p> <p><del>33) Net % &amp; area of development taking place on previously developed land.</del></p> <p><del>34) Air Quality Management Areas &amp; threshold areas. Where appropriate, nitrogen dioxide and</del></p>	<p><del>Babergh and Mid Suffolk monitoring of planning applications</del></p> <p><del>SCG</del></p> <p><del>Babergh and Mid Suffolk monitoring of planning applications</del></p> <p><del>-</del></p> <p><del>Babergh and Mid Suffolk monitoring of planning applications.</del></p> <p><del>Babergh and Mid Suffolk</del></p> <p><del>-</del></p> <p><del>Brownfield site register and Babergh and Mid Suffolk monitoring of planning applications</del></p> <p><del>Babergh and Mid Suffolk monitoring of planning applications</del></p> <p><del>Environmental Health Data</del></p> <p><del>-</del></p> <p><del>Anglian Water and Essex and Suffolk Water.</del></p>
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	<p>Protect and enhance heritage &amp; archaeology assets—</p> <p>-</p> <p>-</p>	<p>ammonia monitoring from any road 200m (from SPA).—</p> <p>-</p> <p>35) Water supply network capacity.</p> <p>36) Number of designated assets:                  Number of Listed Buildings—                  Number of Scheduled Monuments—                  Number of Conservation Areas—                  Number of Archaeological Priority Areas                  Number of buildings on Heritage at Risk list.—</p>	<p>-</p> <p>Babergh and Mid Suffolk monitoring of planning applications—</p> <p>Babergh and Mid Suffolk monitoring of planning applications.</p>
<p><b>Healthy Communities &amp; Infrastructure Objectives:</b></p> <p>vii. To enable all communities to thrive, grow, be healthy, active and self-sufficient through supporting the provision of the necessary infrastructure and encouraging more sustainable travel.</p> <p>viii. To support communities to deliver plans and projects at the district and neighbourhood levels, specifically providing opportunities for the District Councils supporting communities on the development on neighbourhood plans.</p> <p>ix. To work with the communities of Hadleigh and Sudbury in Babergh and Eye, Needham Market and Stowmarket in Mid Suffolk in the development of a vision and strategy for these towns.</p>			
<b>Policies</b>	<b>Targets</b>	<b>Indicators</b>	<b>Source</b>
<p>SP08, SP09                  LP31, LP32, LP33, LP34, LP35</p>	<p>a) To support and enable the delivery of key strategic infrastructure projects.</p> <p>b) To ensure development makes appropriate contribution towards community infrastructure.</p>	<p>37) Total spend on delivery of projects within the infrastructure delivery plan by infrastructure type.</p> <p>38) Total spend on delivery of community infrastructure projects which are identified in the infrastructure delivery plan.</p>	<p>Infrastructure Funding Statement</p> <p>Infrastructure Funding Statement</p> <p>Infrastructure Funding Statement</p> <p>Infrastructure Funding Statement</p>

	<p><del>e) To support the enhancement and management of the natural and local environment and networks of green infrastructure and biodiversity.</del></p> <p><del>d) To ensure development within the Protected Habitats Sites Mitigation Zone makes contributions to mitigate impacts on protected areas.</del></p> <p><del>e) To support and safeguard community services and facilities.</del></p> <p><del>f) To support delivery of safe, sustainable and active transport</del></p>	<p><del>39) Total spend on delivery of environmental projects which are identified in the infrastructure delivery plan.</del></p> <p><del>40) Total spend on delivery on Recreational Avoidance Mitigation Strategy.</del></p> <p><del>41) Net loss/gain of community services and facilities.</del></p> <p><del>42) Net change of use of land to Use Class F (either for full flexibility or one or more uses within Use Class F)</del></p> <p><del>43) Total spend on delivery of sustainable and active transport projects as identified in the infrastructure delivery plan.</del></p> <p><del>44) Percentage of journeys made by public transport or active transport.</del></p>	<p><del>Babergh and Mid Suffolk monitoring of planning applications</del></p> <p><del>Babergh and Mid Suffolk monitoring of planning applications</del></p> <p><del>Infrastructure Funding Statement</del></p> <p><del>SCC</del></p>
<b>Site Allocations</b>	<b>Targets</b>	<b>Indicators</b>	<b>Source</b>

<p><del>All site allocations identified in JLP</del></p>	<p><del>Deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district (2018 – 2037)</del></p> <p><del>Deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid Suffolk district (2018 – 2037)</del></p>	<p><del>45) Number of dwellings completed</del></p> <p><del>46) LA allocations committed, commenced and completed.</del></p> <p><del>47) Monitoring of windfall committed, commenced and completed.</del></p>	<p><del>Babergh and Mid Suffolk monitoring of planning applications</del></p> <p><del>Performance will be regularly monitored for annual housing completions and 5 year for housing land supply assessments</del></p>
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## Appendix 03 - Schedule of superseded policies

The Saved Policies identified in these tables will no longer form part of the development plan upon adoption of the Joint Local Plan Part 1 document.

### Babergh Policies

<b>BDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Core Strategy</b>	CS1	Applying the presumption in Favour of Sustainable Development in Babergh	NPPF para: 11 – 14, 117
<b>Core Strategy</b>	CS2	Settlement Pattern Policy	Superseding policy: SP03 NPPF para: 72, 78, 84, 118
<b>Core Strategy</b>	CS3	Strategy for Growth and Development	Superseding policy: SP04, SP05, SP06 NPPF para: 8, 11, 80, 83, 85, 103
<b>Core Strategy</b>	CS4	Chilton Woods Strategic Land Allocation and Strategy for Sudbury/Great Cornard	Site has planning permission
<b>Core Strategy</b>	CS5	Strategic Broad Location – East of Sudbury/ Great Cornard	Superseding policy: LA042 NPPF para: 11, 103
<b>Core Strategy</b>	CS6	Hadleigh	Superseding policy: LA028
<b>Core Strategy</b>	CS7	Strategic Site Allocation – Babergh Ipswich Fringe	Superseding policy: LA014
<b>Core Strategy</b>	CS8	Sproughton Strategic Employment Land Allocation	Superseding policy: LA018
<b>Core Strategy</b>	CS9	Wherstead Strategic Employment Land Allocation	No superseding policy.
<b>Core Strategy</b>	CS10	Brantham Regeneration Area Allocation	Development commenced on site.
<b>Core Strategy</b>	CS11	Strategy for Development for Core and Hinterland Villages	Superseding policy: SP03, SP04 NPPF para: 11, 103
<b>Core Strategy</b>	CS12	Sustainable Design and Construction Standards	Superseding policy: LP25 NPPF para: 11, 124 – 132, 153, 154
<b>Core Strategy</b>	CS13	Renewable / Low Carbon Energy	Superseding policy: LP27 NPPF para 151, 152, 154
<b>Core Strategy</b>	CS14	Green Infrastructure	Superseding policy: LP30 NPPF para: 96 – 104
<b>Core Strategy</b>	CS15	Implementing Sustainable Development in Babergh	Superseding policies: SP09, SP10, LP17, LP18, LP19, LP20, LP21, LP25, LP26, LP27, LP28, LP29, LP30, LP31, LP32, LP33 NPPF para: 7 – 14, 72, 102, 110, 124 – 132, 149 – 154
<b>Core Strategy</b>	CS16	Town, Village and Local Centres	Superseding policies: SP06, SP07, LP14, LP15, LP34 NPPF para: 11, 103
<b>Core Strategy</b>	CS17	The Rural Economy	Superseding policies: SP05, LP15, LP16, LP22, LP24, LP34 NPPF para: 83, 84
<b>Core Strategy</b>	CS18	Mix and Type of Dwellings	Superseding policies: SP01, LP06 NPPF para: 60, 61, 123
<b>Core Strategy</b>	CS19	Affordable Homes	Superseding policies: SP02, LP08 NPPF para: 61 – 64, 71, 77

<b>BDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Core Strategy</b>	CS20	Rural Exception Sites	Superseding policies: LP08 NPPF para: 64, 71, 77
<b>Core Strategy</b>	CS21	Infrastructure Provision	Superseding policies: SP08, LP33, LP34 NPPF para: 8, 41, 72, 122
<b>Core Strategy</b>	CS22	Monitoring	Superseding policy: LP35 NPPF para: 54—57
<b>Local Plan</b>	EN22	Light Pollution—Outdoor Lighting	Superseding policies: LP05, LP17, IP22, LP26, NPPF para: 8, 180,
<b>Local Plan</b>	EN26	Telecommunications	Superseding policy: LP33 NPPF para: 41, 112—116
<b>Local Plan</b>	HS05	Replacement Dwellings	Superseding policies: LP04, LP05
<b>Local Plan</b>	HS11	Head Lane, Great Cornard	No superseding policy
<b>Local Plan</b>	HS12	William Armes Factory, Cornard Road, Sudbury	Development completed
<b>Local Plan</b>	HS13	High Bank, Melford Road, Sudbury	Development completed
<b>Local Plan</b>	HS14	Peoples Park, Sudbury	Development completed
<b>Local Plan</b>	HS15	Grays Close, Hadleigh	Development completed
<b>Local Plan</b>	HS16	Gallows Hill, Hadleigh	Development completed
<b>Local Plan</b>	HS17	Carsons Drive, Great Cornard	Development commenced on site.
<b>Local Plan</b>	HS18	Bures Road, Great Cornard	Development completed
<b>Local Plan</b>	HS19	Rotherham Road, Bildeston	Development completed
<b>Local Plan</b>	HS20	Friends Field/Tawney Rise, Bures	Development completed
<b>Local Plan</b>	HS21	Goodlands Farm, Daking Avenue, Boxford	Development completed
<b>Local Plan</b>	HS22	Folly Road, Great Waldingfield	Development completed
<b>Local Plan</b>	HS23	Church Farm, Whatfield	Development completed
<b>Local Plan</b>	HS24	Church Lane, Sproughton	Planning permission granted prior to the basedate of the plan.
<b>Local Plan</b>	HS25	Land at Crownfield Road, Glemsford	Development completed
<b>Local Plan</b>	HS28	Infilling	Superseding policy: SP03, LP01 NPPF para: 78
<b>Local Plan</b>	HS31	Public Open Space (Sites of 1.5 ha and above)	Superseding policy: LP30 NPPF para: 83, 92, 96—101, 121
<b>Local Plan</b>	HS32	Public Open Space (New dwellings and Amended HS16 Sites up to 1.5ha)	Superseding policy: LP30 NPPF para: 83, 92, 96—101, 121
<b>Local Plan</b>	HS33	Extensions to Existing Dwellings	Superseding policy: LP03
<b>Local Plan</b>	HS35	Residential Annexes	Superseding policy: LP02
<b>Local Plan</b>	HS39	Special Needs Housing	Superseding policy: LP07



<b>BDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Local Plan</b>	HS40	Special Needs Housing: Conversions/Change of Use	Superseding policy: LP07
<b>Local Plan</b>	EM02	General Employment Areas – Existing and New Allocations	Superseding policy: SP05 NPPF para: 80, 82, 83
<b>Local Plan</b>	EM03	Land to south-east of Lady Lane Hadleigh	Superseding policy: SP05, LA028
<b>Local Plan</b>	EM04	Former 'British Sugar' Sproughton	Superseding policies: SP05, LA018
<b>Local Plan</b>	EM05	Wherstead Office Park, Wherstead	Superseding policy: SP05
<b>Local Plan</b>	EM06	Land at Brantham Industrial Area	Development commenced on site
<b>Local Plan</b>	EM07	Land at Bures Road, Great Cornard	Development completed
<b>Local Plan</b>	EM08	Warehousing & Distribution	Superseding policies: SP05, LP12 NPPF para: 82, 107
<b>Local Plan</b>	EM09	Leisure & Sport at Employment Areas	No superseding policy
<b>Local Plan</b>	EM11	Notley Enterprise Park, Raydon/Great Wenham	Superseding policies: SP05, LP12
<b>Local Plan</b>	EM12	Bull Lane/Acton Place	Superseding policy: SP05
<b>Local Plan</b>	EM13	Pond Hall Industrial Estate, Hadleigh	Superseding policies: SP05, LP12
<b>Local Plan</b>	EM14	Tentree Road, Great Waldingfield	Superseding policies: SP05, LP12
<b>Local Plan</b>	EM15	Off Brook Street, (E-W Downs) Glemsford	Development completed
<b>Local Plan</b>	EM16	London Road, Chapel St Mary	Superseding policies: SP05, LP12
<b>Local Plan</b>	EM17	Sprites Lane, Ipswich Western Fringe	Development completed
<b>Local Plan</b>	EM18	Land on the east bank of the River Orwell	No superseding policy
<b>Local Plan</b>	EM19	High Technology Employment Provision	No superseding policy
<b>Local Plan</b>	EM20	Expansion/Extension of Existing Employment Uses	Superseding policy: SP05 NPPF para: 80, 82, 83
<b>Local Plan</b>	EM21	Redundant Airfields	No superseding policy
<b>Local Plan</b>	EM23	Workshop Scale Employment Sites	Superseding policy: LP12 NPPF para: 80, 83
<b>Local Plan</b>	EM24	Retention of Existing Employment Sites	Superseding policy: SP05, LP12 NPPF para: 80, 83
<b>Local Plan</b>	SP03	Retail Development Outside Town Centres	Superseding policy: LP14 NPPF para: 85, 89
<b>Local Plan</b>	SP04	Shopping in Local Centres and Villages	Superseding policies: SP06, LP14, LP31 NPPF para: 85 – 90
<b>Local Plan</b>	SP05	Farm Shops	Superseding policy: SP06, LP14, LP31 NPPF para: 83, 84
<b>Local Plan</b>	CR02	AONB Landscape	Superseding policy: LP20 NPPF para: 170 – 172
<b>Local Plan</b>	CR04	Special Landscape Areas	Superseding policy: LP19 NPPF para: 127, 170 – 172
<b>Local Plan</b>	CR07	Landscaping Schemes	Superseding policy: LP19 NPPF para: 127, 170 – 172

<b>BDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Local Plan</b>	CR08	Hedgerows	Superseding policy: LP19 NPPF para: 170
<b>Local Plan</b>	CR09	Agricultural Reservoirs	No superseding policy
<b>Local Plan</b>	CR10	Change of use from Agricultural Land	Superseding policy: LP22, LP23
<b>Local Plan</b>	CR13	Removal of Agricultural Occupancy Restrictions	No superseding policy
<b>Local Plan</b>	CR14	Houseboats – Estuarial/or Inland Waters	Superseding policy: LP10
<b>Local Plan</b>	CR15	Houseboats at Pin Mill	Superseding policy: LP10
<b>Local Plan</b>	CR16	Jetties at Pin Mill	Superseding policy: LP10
<b>Local Plan</b>	CR18	Buildings in the Countryside – Non Residential	Superseding policy: LP24 NPPF para: 148
<b>Local Plan</b>	CR19	Buildings in the Countryside – Residential	Superseding policy: LP04 NPPF para: 79, 148
<b>Local Plan</b>	CR22	Proposed LNR Belstead	No superseding policy.
<b>Local Plan</b>	CR24	Village Schools	Superseding policy: LP34 NPPF para: 94, 121
<b>Local Plan</b>	CN01	Design Standards	Superseding policies: LP25, LP26 NPPF para: 8, 79, 95, 124 – 132,
<b>Local Plan</b>	CN03	Open Space within Settlements	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	CN04	Design & Crime Prevention	Superseding policy: LP26 NPPF para: 91, 127
<b>Local Plan</b>	CN06	Listed Buildings – Alteration/Extension/Change of Use	Superseding policy: LP03, LP21 NPPF para: 79, 184 – 202
<b>Local Plan</b>	CN08	Development in or near conservation areas	Superseding policy: LP21 NPPF para: 79, 184 – 202
<b>Local Plan</b>	CN14	Historic Parks & Gardens – National	Superseding policy: LP21 NPPF para: 79, 184 – 202
<b>Local Plan</b>	CN15	Historic Parks & Gardens – Local	Superseding policy: LP21 NPPF para: 79, 184 – 202
<b>Local Plan</b>	RE04	Quay Lane, Sudbury Open Space	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RE05	Shawlands Avenue, Great Cornard	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RE06	Small and Medium – Scale Recreation	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RE07	Large Scale Recreation	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RE11	Land between A137, A14 and The Strand, Wherstead	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RE13	Gt Cornard Country Park	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RE14	Stour & Orwell Estuaries	Superseding policy: LP10, LP15 NPPF para: 83
<b>Local Plan</b>	RE15	Moorings and Marinas	Superseding policy: LP10 NPPF para: 83
<b>Local Plan</b>	RE16	Land-based Sailing Facilities on Estuaries	Superseding policies: LP10, LP15 NPPF para: 83

<b>BDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Local Plan</b>	RE17	Land-based Facilities at Alton Water	Superseding policy: LP15 NPPF para: 83
<b>Local Plan</b>	RE18	Rivers Stour and Gipping	Superseding policy: LP15 NPPF para: 83
<b>Local Plan</b>	TP04	New Cycle Links	Superseding policy: LP32, LP35 NPPF para: 54—57, 102, 103, 108, 110
<b>Local Plan</b>	TP05	New cycle Link – Sproughton	No superseding policy
<b>Local Plan</b>	TP07	Expansion of Copdock Park & Ride Facility	No superseding policy
<b>Local Plan</b>	TP08	Proposed Park and Ride-Wherstead	No superseding policy
<b>Local Plan</b>	TP10	Sudbury Western Bypass route protection	No superseding policy
<b>Local Plan</b>	TP13	Lorry Parking in Hadleigh	Superseding policy: LP32 NPPF para: 102, 107
<b>Local Plan</b>	TP15	Parking Standards—New Development	Superseding policy: LP32 NPPF para: 102
<b>Local Plan</b>	TP16	Green Travel Plans	Superseding policy: LP32 NPPF para: 111
<b>Local Plan</b>	TP18	Airports	No superseding policy
<b>Local Plan</b>	TP19	Boxford Community Car Park	No superseding policy
<b>Local Plan</b>	SD01	Principal Shopping Area	Superseding policy: SP06, LP14 NPPF para: 85, 86, 87, 89
<b>Local Plan</b>	SD02	Mixed Use Areas—Business & Service	Superseding policy: SP06, LP13, LP14 NPPF para: 85, 86, 87, 89
<b>Local Plan</b>	SD03	Mixed Use Areas—Shopping and Commerce	Superseding policy: SP05, SP06, LP13, LP14 NPPF para: 85, 86, 87, 89
<b>Local Plan</b>	SD04	Mixed Use Areas—Residential Development	Superseding policy: LP31 NPPF para: 91, 118
<b>Local Plan</b>	SD05	Bus/Rail Interchange	No superseding policy
<b>Local Plan</b>	SD06	Land around Bus Station & Berehamgate Precinct	Superseding policy: SP06, LP13, LP14 NPPF para: 85, 86, 87, 89
<b>Local Plan</b>	SD07	Land to rear of Market Hill	Superseding policy: SP06, LP13, LP14 NPPF para: 85, 86, 87, 89
<b>Local Plan</b>	SD08	North St/Gainsborough Rd Junction	Superseding policy: SP06, LP13, LP14 NPPF para: 85, 86, 87, 89
<b>Local Plan</b>	SD10	Bus Station	No superseding policy
<b>Local Plan</b>	SD11	Industrial Areas	Superseding policy: SP05, SP06, LP13, LP14 NPPF para: 86, 87, 89
<b>Local Plan</b>	SD13	Walnut tree Hospital	Site has planning permission.
<b>Local Plan</b>	SD14	Market Hill, New Service Road	No superseding policy
<b>Local Plan</b>	SD15	Alternative Hospital Site	No superseding policy
<b>Local Plan</b>	HD01	Shopping—Foodstore between Pound Lane and Bridge Street	Site has planning permission.
<b>Local Plan</b>	HD03	Prime Shopping Area	Superseding policy: SP06, LP13, LP14 NPPF para 85, 86, 87, 89

<b>BDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Local Plan</b>	HD05	Hadleigh Health Centre	Development completed
<b>Local Plan</b>	CP04	Chilton Mixed Use Development Package	Site has planning permission.
<b>Local Plan</b>	CP02	Chilton Cemetery	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 124

<b><u>BDC Plan</u></b>	<b><u>Saved Policy</u></b>	<b><u>Saved Policy Title</u></b>	<b><u>Replacement Local Plan Policy</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS1</u></b>	<b><u>Applying the presumption in Favour of Sustainable Development in Babergh</u></b>	<b><u>NPPF para: 7</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS2</u></b>	<b><u>Settlement Pattern Policy</u></b>	<b><u>Superseding policy: SP03, SP05, LP01 NPPF para: 78, 79, 80, 81, 85, 120</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS3</u></b>	<b><u>Strategy for Growth and Development</u></b>	<b><u>Superseding policy: SP03, SP05, SP06, LP01, LP11 NPPF para: 8, 11, 81, 84, 86, 105</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS8</u></b>	<b><u>Sproughton Strategic Employment Land Allocation</u></b>	<b><u>Superseding policy: SP05</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS9</u></b>	<b><u>Wherstead Strategic Employment Land Allocation</u></b>	<b><u>Superseding policy: SP05</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS11</u></b>	<b><u>Strategy for Development for Core and Hinterland Villages</u></b>	<b><u>Superseding policy: SP03, SP05, LP12, LP01, LP11, LP12, LP28 NPPF para: 11, 78, 79</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS12</u></b>	<b><u>Sustainable Design and Construction Standards</u></b>	<b><u>Superseding policy: LP23 NPPF para: 11, 126, 136, 157, 158</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS13</u></b>	<b><u>Renewable / Low Carbon Energy</u></b>	<b><u>Superseding policy: LP25 NPPF para: 155, 156, 158</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS14</u></b>	<b><u>Green Infrastructure</u></b>	<b><u>Superseding policy: LP28 NPPF para: 98, 103</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS15</u></b>	<b><u>Implementing Sustainable Development in Babergh</u></b>	<b><u>Superseding policies: SP09, SP10, LP15 – LP19, LP23 – LP30 NPPF para: 7 – 14, 73, 104, 112, 126 - 136, 153 – 158</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS16</u></b>	<b><u>Town, Village and Local Centres</u></b>	<b><u>Superseding policies: SP06, SP07, LP11, LP12, LP28 NPPF para: 11, 105</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS17</u></b>	<b><u>The Rural Economy</u></b>	<b><u>Superseding policies: SP05, SP06, SP07, LP12, LP13, LP20, LP22, LP28 NPPF para: 84, 85</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS18</u></b>	<b><u>Mix and Type of Dwellings</u></b>	<b><u>Superseding policies: SP01, LP06 NPPF para: 61 - 62, 125</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS19</u></b>	<b><u>Affordable Homes</u></b>	<b><u>Superseding policies: SP02, LP07 NPPF para: 62 - 65, 72, 78</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS20</u></b>	<b><u>Rural Exception Sites</u></b>	<b><u>Superseding policies: LP06 NPPF para: 65, 72, 78</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS21</u></b>	<b><u>Infrastructure Provision</u></b>	<b><u>Superseding policies: SP08, LP30, LP31 NPPF para: 8, 41, 73, 124</u></b>
<b><u>Core Strategy</u></b>	<b><u>CS22</u></b>	<b><u>Monitoring</u></b>	<b><u>Superseding policy: LP32 NPPF para: 55 – 58</u></b>
<b><u>Local Plan</u></b>	<b><u>EN22</u></b>	<b><u>Light Pollution - Outdoor Lighting</u></b>	<b><u>Superseding policies: LP15, LP24, NPPF para: 8, 185,</u></b>
<b><u>Local Plan</u></b>	<b><u>EN26</u></b>	<b><u>Telecommunications</u></b>	<b><u>Superseding policy: LP30 NPPF para: 41, 114 – 118</u></b>

<u><b>BDC Plan</b></u>	<u><b>Saved Policy</b></u>	<u><b>Saved Policy Title</b></u>	<u><b>Replacement Local Plan Policy</b></u>
<u><b>Local Plan</b></u>	<u><b>HS05</b></u>	<u><b>Replacement Dwellings</b></u>	<u><b>Superseding policies: LP04</b></u>
<u><b>Local Plan</b></u>	<u><b>HS11</b></u>	<u><b>Head Lane, Great Cornard</b></u>	<u><b>No superseding policy. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS12</b></u>	<u><b>William Armes Factory, Cornard Road, Sudbury</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS13</b></u>	<u><b>High Bank, Melford Road, Sudbury</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS14</b></u>	<u><b>Peoples Park, Sudbury</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS15</b></u>	<u><b>Grays Close, Hadleigh</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS16</b></u>	<u><b>Gallows Hill, Hadleigh</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS17</b></u>	<u><b>Carsons Drive, Great Cornard</b></u>	<u><b>Development commenced on site. . No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS18</b></u>	<u><b>Bures Road, Great Cornard</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS19</b></u>	<u><b>Rotherham Road, Bildeston</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS20</b></u>	<u><b>Friends Field/Tawney Rise, Bures</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS21</b></u>	<u><b>Goodlands Farm, Daking Avenue, Boxford</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS22</b></u>	<u><b>Folly Road, Great Waldingfield</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS23</b></u>	<u><b>Church Farm, Whatfield</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS24</b></u>	<u><b>Church Lane, Sproughton</b></u>	<u><b>Planning permission granted prior to the basedate of the plan. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS25</b></u>	<u><b>Land at Crownfield Road, Glemsford</b></u>	<u><b>Development completed. No superseding policy.</b></u>
<u><b>Local Plan</b></u>	<u><b>HS28</b></u>	<u><b>Infilling</b></u>	<u><b>Superseding policy: SP03, LP01 NPPF para: 79</b></u>
<u><b>Local Plan</b></u>	<u><b>HS31</b></u>	<u><b>Public Open Space (Sites of 1.5 ha and above)</b></u>	<u><b>Superseding policy: LP31 NPPF para: 84, 93, 98 - 103, 123</b></u>
<u><b>Local Plan</b></u>	<u><b>HS32</b></u>	<u><b>Public Open Space (New dwellings and Amended HS16 Sites up to 1.5ha)</b></u>	<u><b>Superseding policy: LP31 NPPF para: 84, 93, 98 - 103, 123</b></u>
<u><b>Local Plan</b></u>	<u><b>HS33</b></u>	<u><b>Extensions to Existing Dwellings</b></u>	<u><b>Superseding policy: LP03</b></u>
<u><b>Local Plan</b></u>	<u><b>HS35</b></u>	<u><b>Residential Annexes</b></u>	<u><b>Superseding policy: LP02</b></u>
<u><b>Local Plan</b></u>	<u><b>HS39</b></u>	<u><b>Special Needs Housing</b></u>	<u><b>Superseding policy: LP06</b></u>



<u><b>BDC Plan</b></u>	<u><b>Saved Policy</b></u>	<u><b>Saved Policy Title</b></u>	<u><b>Replacement Local Plan Policy</b></u>
<u><b>Local Plan</b></u>	<u>HS40</u>	<u>Special Needs Housing: Conversions/Change of Use</u>	<u>Superseding policy: LP06</u>
<u><b>Local Plan</b></u>	<u>EM02</u>	<u>General Employment Areas - Existing and New Allocations</u>	<u>Superseding policy: SP05</u> <u>NPPF para: 81, 83, 84</u>
<u><b>Local Plan</b></u>	<u>EM03</u>	<u>Land to south-east of Lady Lane Hadleigh</u>	<u>Superseding policy: SP05</u>
<u><b>Local Plan</b></u>	<u>EM04</u>	<u>Former 'British Sugar' Sproughton</u>	<u>Superseding policies: SP05</u>
<u><b>Local Plan</b></u>	<u>EM05</u>	<u>Wherstead Office Park, Wherstead</u>	<u>Superseding policy: SP05</u>
<u><b>Local Plan</b></u>	<u>EM06</u>	<u>Land at Brantham Industrial Area</u>	<u>Superseding policies: SP05 and Saved Policy CS10</u>
<u><b>Local Plan</b></u>	<u>EM07</u>	<u>Land at Bures Road, Great Cornard</u>	<u>Development completed. No superseding policy.</u>
<u><b>Local Plan</b></u>	<u>EM08</u>	<u>Warehousing &amp; Distribution</u>	<u>Superseding policies: SP05, LP09</u> <u>NPPF para: 83, 109</u>
<u><b>Local Plan</b></u>	<u>EM09</u>	<u>Leisure &amp; Sport at Employment Areas</u>	<u>No superseding policy.</u>
<u><b>Local Plan</b></u>	<u>EM11</u>	<u>Notley Enterprise Park, Raydon/Great Wenham</u>	<u>Superseding policies: SP05, LP09</u>
<u><b>Local Plan</b></u>	<u>EM12</u>	<u>Bull Lane/Acton Place</u>	<u>Superseding policy: SP05</u>
<u><b>Local Plan</b></u>	<u>EM13</u>	<u>Pond Hall Industrial Estate, Hadleigh</u>	<u>Superseding policies: SP05, LP09</u>
<u><b>Local Plan</b></u>	<u>EM14</u>	<u>Tentree Road, Great Waldingfield</u>	<u>Superseding policies: SP05, LP09</u>
<u><b>Local Plan</b></u>	<u>EM15</u>	<u>Off Brook Street, (E W Downs) Glemsford</u>	<u>Development completed. No superseding policy.</u>
<u><b>Local Plan</b></u>	<u>EM16</u>	<u>London Road, Capel St Mary</u>	<u>Superseding policies: SP05, LP09</u>
<u><b>Local Plan</b></u>	<u>EM17</u>	<u>Sprites Lane, Ipswich Western Fringe</u>	<u>Development completed. No superseding policy.</u>
<u><b>Local Plan</b></u>	<u>EM18</u>	<u>Land on the east bank of the River Orwell</u>	<u>No superseding policy.</u>
<u><b>Local Plan</b></u>	<u>EM19</u>	<u>High Technology Employment Provision</u>	<u>No superseding policy.</u>
<u><b>Local Plan</b></u>	<u>EM20</u>	<u>Expansion/Extension of Existing Employment Uses</u>	<u>Superseding policy: SP05</u> <u>NPPF para: 81, 84, 85</u>
<u><b>Local Plan</b></u>	<u>EM21</u>	<u>Redundant Airfields</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>EM23</u>	<u>Workshop Scale Employment Sites</u>	<u>Superseding policy: LP09</u> <u>NPPF para: 81, 84</u>
<u><b>Local Plan</b></u>	<u>EM24</u>	<u>Retention of Existing Employment Sites</u>	<u>Superseding policies: SP05, LP09</u> <u>NPPF para: 81, 84</u>
<u><b>Local Plan</b></u>	<u>SP03</u>	<u>Retail Development Outside Town Centres</u>	<u>Superseding policy: LP14</u> <u>NPPF para: 86, 90</u>
<u><b>Local Plan</b></u>	<u>SP04</u>	<u>Shopping in Local Centres and Villages</u>	<u>Superseding policies: SP06, LP11, LP28</u> <u>NPPF para: 86 – 91</u>
<u><b>Local Plan</b></u>	<u>SP05</u>	<u>Farm Shops</u>	<u>Superseding policies: SP06, LP11, LP28</u> <u>NPPF para: 84 85</u>
<u><b>Local Plan</b></u>	<u>CR02</u>	<u>AONB Landscape</u>	<u>Superseding policy: LP18</u> <u>NPPF para: 174 - 176</u>
<u><b>Local Plan</b></u>	<u>CR04</u>	<u>Special Landscape Areas</u>	<u>Superseding policy: LP17</u> <u>NPPF para: 130, 174 - 176</u>
<u><b>Local Plan</b></u>	<u>CR07</u>	<u>Landscaping Schemes</u>	<u>Superseding policy: LP17</u> <u>NPPF para: 130, 174 - 176</u>

<u><b>BDC Plan</b></u>	<u><b>Saved Policy</b></u>	<u><b>Saved Policy Title</b></u>	<u><b>Replacement Local Plan Policy</b></u>
<u><b>Local Plan</b></u>	<u>CR08</u>	<u>Hedgerows</u>	<u>Superseding policy: LP17</u> <u>NPPF para: 170</u>
<u><b>Local Plan</b></u>	<u>CR09</u>	<u>Agricultural Reservoirs</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>CR10</u>	<u>Change of use from Agricultural Land</u>	<u>Superseding policy: LP20, LP21</u>
<u><b>Local Plan</b></u>	<u>CR13</u>	<u>Removal of Agricultural Occupancy Restrictions</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>CR18</u>	<u>Buildings in the Countryside - Non Residential</u>	<u>Superseding policy: LP22</u> <u>NPPF para: 152</u>
<u><b>Local Plan</b></u>	<u>CR19</u>	<u>Buildings in the Countryside – Residential</u>	<u>Superseding policy: SP03, LP01, LP04</u> <u>NPPF para: 80, 152</u>
<u><b>Local Plan</b></u>	<u>CR22</u>	<u>Proposed LNR Belstead</u>	<u>No superseding policy.</u>
<u><b>Local Plan</b></u>	<u>CR24</u>	<u>Village Schools</u>	<u>Superseding policy: LP31</u> <u>NPPF para: 95, 123</u>
<u><b>Local Plan</b></u>	<u>CN01</u>	<u>Design Standards</u>	<u>Superseding policies: LP23, LP24</u> <u>NPPF para: 8, 80, 97, 126 - 136,</u>
<u><b>Local Plan</b></u>	<u>CN03</u>	<u>Open Space within Settlements</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 94, 98 - 103, 121 123</u>
<u><b>Local Plan</b></u>	<u>CN04</u>	<u>Design &amp; Crime Prevention</u>	<u>Superseding policy: LP24</u> <u>NPPF para: 92, 130</u>
<u><b>Local Plan</b></u>	<u>CN06</u>	<u>Listed Buildings - Alteration/Extension/Change of Use</u>	<u>Superseding policy: LP19</u> <u>NPPF para: 80,189 – 208</u>
<u><b>Local Plan</b></u>	<u>CN08</u>	<u>Development in or near conservation areas</u>	<u>Superseding policy: LP19</u> <u>NPPF para: 79 80, 184 – 202 189 – 208</u>
<u><b>Local Plan</b></u>	<u>CN14</u>	<u>Historic Parks &amp; Gardens - National</u>	<u>Superseding policy: LP19</u> <u>NPPF para: 80, 189 – 208</u>
<u><b>Local Plan</b></u>	<u>CN15</u>	<u>Historic Parks &amp; Gardens - Local</u>	<u>Superseding policy: LP19</u> <u>NPPF para: 80, 189 – 208</u>
<u><b>Local Plan</b></u>	<u>RE04</u>	<u>Quay Lane, Sudbury Open Space</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 94, 98 - 103, 123</u>
<u><b>Local Plan</b></u>	<u>RE05</u>	<u>Shawlands Avenue, Great Cornard</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 94, 98 - 103, 123</u>
<u><b>Local Plan</b></u>	<u>RE06</u>	<u>Small and Medium - Scale Recreation</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 94, 98 - 103, 123</u>
<u><b>Local Plan</b></u>	<u>RE07</u>	<u>Large Scale Recreation</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 94, 98 - 103, 123</u>
<u><b>Local Plan</b></u>	<u>RE11</u>	<u>Land between A137, A14 and The Strand, Wherstead</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 94, 98 - 103, 123</u>
<u><b>Local Plan</b></u>	<u>RE13</u>	<u>Gt Cornard Country Park</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 94, 98 - 103, 123</u>
<u><b>Local Plan</b></u>	<u>RE14</u>	<u>Stour &amp; Orwell Estuaries</u>	<u>Superseding policy: LP12</u> <u>NPPF para: 84</u>
<u><b>Local Plan</b></u>	<u>RE16</u>	<u>Land-based Sailing Facilities on Estuaries</u>	<u>Superseding policy: LP12</u> <u>NPPF para: 84</u>
<u><b>Local Plan</b></u>	<u>RE17</u>	<u>Land-based Facilities at Alton Water</u>	<u>Superseding policy: LP12</u> <u>NPPF para: 84</u>
<u><b>Local Plan</b></u>	<u>RE18</u>	<u>Rivers Stour and Gipping</u>	<u>Superseding policy: LP12</u> <u>NPPF para: 84</u>
<u><b>Local Plan</b></u>	<u>TP04</u>	<u>New Cycle Links</u>	<u>Superseding policy: LP29, LP32</u> <u>NPPF para: 55 - 58, 104 - 105, 110</u>
<u><b>Local Plan</b></u>	<u>TP05</u>	<u>New cycle Link - Sproughton</u>	<u>No superseding policy</u>

<u><b>BDC Plan</b></u>	<u><b>Saved Policy</b></u>	<u><b>Saved Policy Title</b></u>	<u><b>Replacement Local Plan Policy</b></u>
<u><b>Local Plan</b></u>	<u>TP07</u>	<u>Expansion of Copdock Park &amp; Ride Facility</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>TP08</u>	<u>Proposed Park and Ride-Wherstead</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>TP10</u>	<u>Sudbury Western Bypass route protection</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>TP13</u>	<u>Lorry Parking in Hadleigh</u>	<u>Superseding policy: LP29 NPPF para: 104, 109</u>
<u><b>Local Plan</b></u>	<u>TP15</u>	<u>Parking Standards - New Development</u>	<u>Superseding policy: LP29 NPPF para: 104</u>
<u><b>Local Plan</b></u>	<u>TP16</u>	<u>Green Travel Plans</u>	<u>Superseding policy: LP29 NPPF para: 113</u>
<u><b>Local Plan</b></u>	<u>TP18</u>	<u>Airports</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>TP19</u>	<u>Boxford Community Car Park</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>SD01</u>	<u>Principal Shopping Area</u>	<u>Superseding policy: SP06, LP11 NPPF para: 86, 87, 88, 89</u>
<u><b>Local Plan</b></u>	<u>SD02</u>	<u>Mixed Use Areas - Business &amp; Service</u>	<u>Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89</u>
<u><b>Local Plan</b></u>	<u>SD03</u>	<u>Mixed Use Areas - Shopping and Commerce</u>	<u>Superseding policy: SP05, SP06, LP10, LP11 NPPF para: 86, 87, 88, 89</u>
<u><b>Local Plan</b></u>	<u>SD04</u>	<u>Mixed Use Areas - Residential Development</u>	<u>Superseding policy: LP28 NPPF para: 92, 120</u>
<u><b>Local Plan</b></u>	<u>SD05</u>	<u>Bus/Rail Interchange</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>SD06</u>	<u>Land around Bus Station &amp; Borehamgate Precinct</u>	<u>Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89</u>
<u><b>Local Plan</b></u>	<u>SD07</u>	<u>Land to rear of Market Hill</u>	<u>Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89</u>
<u><b>Local Plan</b></u>	<u>SD08</u>	<u>North St/Gainsborough Rd Junction</u>	<u>Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89</u>
<u><b>Local Plan</b></u>	<u>SD10</u>	<u>Bus Station</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>SD11</u>	<u>Industrial Areas</u>	<u>Superseding policy: SP06, LP10, LP11 NPPF para: 87, 88, 90</u>
<u><b>Local Plan</b></u>	<u>SD13</u>	<u>Walnut tree Hospital</u>	<u>Site has planning permission. No superseding policy.</u>
<u><b>Local Plan</b></u>	<u>SD14</u>	<u>Market Hill, New Service Road</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>SD15</u>	<u>Alternative Hospital Site</u>	<u>No superseding policy</u>
<u><b>Local Plan</b></u>	<u>HD01</u>	<u>Shopping - Foodstore between Pound Lane and Bridge Street</u>	<u>Site has planning permission. No superseding policy.</u>
<u><b>Local Plan</b></u>	<u>HD03</u>	<u>Prime Shopping Area</u>	<u>Superseding policy: SP06, LP10, LP11 NPPF para: 87, 88, 90</u>
<u><b>Local Plan</b></u>	<u>HD05</u>	<u>Hadleigh Health Centre</u>	<u>Development completed. No superseding policy.</u>
<u><b>Local Plan</b></u>	<u>CP01</u>	<u>Chilton Mixed Use Development Package</u>	<u>Site has planning permission. Superseded by Saved Policy CS4</u>
<u><b>Local Plan</b></u>	<u>CP02</u>	<u>Chilton Cemetery</u>	<u>Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123</u>



Mid Suffolk Policies

<b>MSDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Stowmarket Area Action Plan SAAP</b>	4.1	<del>SAAP – Presumption in Favour of Sustainable Development</del>	<del>NPPF para: 11 – 14, 117</del>
<b>SAAP</b>	4.2	<del>SAAP – Providing a Landscape Setting for Stowmarket</del>	<del>Superseding policy: LP19 NPPF para: 127, 170 – 172</del>
<b>SAAP</b>	5.1	<del>SAAP – General Retail Policies For All of The SAAP</del>	<del>Superseding policies: SP06, LP14, LP25, LP32 NPPF para: 127, 170 – 172</del>
<b>SAAP</b>	5.2	<del>SAAP – Principle Shopping Area (Primary and Secondary Shopping Frontages)</del>	<del>Superseding policy: SP06, LP14 NPPF para: 85 – 90</del>
<b>SAAP</b>	5.3	<del>SAAP – Ipswich Street</del>	<del>No superseding policy</del>
<b>SAAP</b>	5.4	<del>SAAP – Complementary Uses</del>	<del>Superseding policies: SP06, LP14 NPPF para: 85 – 90</del>
<b>SAAP</b>	5.5	<del>SAAP – Retail in The Surrounding Villages and Local Shopping Centres</del>	<del>Superseding policies: SP06, LP14, LP31 NPPF para: 85 – 92</del>
<b>SAAP</b>	5.6	<del>SAAP – Allocation for Mixed Use Development – The Station Quarter Allocation</del>	<del>No superseding policy.</del>
<b>SAAP</b>	5.7	<del>SAAP – Allocation for Mixed Use Development – The Station Quarter Guidelines and Principles</del>	<del>No superseding policy</del>
<b>SAAP</b>	5.8	<del>SAAP – Allocation for Mixed Use Development – The Station Quarter Wider Setting</del>	<del>No superseding policy</del>
<b>SAAP</b>	6.1	<del>SAAP – Housing and Waste Storage</del>	<del>Superseding policy: LP26 NPPF para: 8, 124 – 132</del>
<b>SAAP</b>	6.2	<del>SAAP – Land Adjoining Paupers Graves, Union Road, Stowmarket</del>	<del>Superseding policy: LA033</del>
<b>SAAP</b>	6.3	<del>SAAP – Land Adjoining Church Meadows, Stowmarket</del>	<del>LNR – Superseding policy: LP18 NPPF para: 149, 170, 174 – 177</del>
<b>SAAP</b>	6.4	<del>SAAP – Development in The Villages</del>	<del>Superseding policy: SP03, SP04, LP01 NPPF para: 78</del>
<b>SAAP</b>	6.5	<del>SAAP – Stowmarket North and North West – Development around Chilton Leys Allocation</del>	<del>Superseding policy: LA033</del>
<b>SAAP</b>	6.6	<del>SAAP – Stowmarket North and North West – Development around Chilton Leys Development Brief</del>	<del>Superseding policy: LA033</del>

<b>MSDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>SAAP</b>	6.7	<del>SAAP – Stowmarket North and North-West – Development around Chilton Leys Paupers Graves</del>	<del>Superseding policy: LA033</del>
<b>SAAP</b>	6.8	<del>SAAP – Stowmarket North and North-West – Development around Chilton Leys Link to the A14</del>	<del>Superseding policy: LA033</del>
<b>SAAP</b>	6.9	<del>SAAP – Stowmarket North and North-West – Development around Chilton Leys Transport – buses/cycle/walking</del>	<del>Superseding policy: LA033</del>
<b>SAAP</b>	6.10	<del>SAAP – Stowmarket North and North-West – Development around Chilton Leys SAAP Stowmarket High School/relocation of the Leisure Centre</del>	<del>Superseding policy: LA033</del>
<b>SAAP</b>	6.11	<del>SAAP – Stowmarket north and North-West – Development around Chilton Leys other site issues</del>	<del>Superseding policy: LA033</del>
<b>SAAP</b>	6.12	<del>SAAP – Stowmarket North and North-West – Development around Chilton Leys Infrastructure Delivery Programme (IDP)</del>	<del>Superseding policy: LA033</del>
<b>SAAP</b>	6.13	<del>SAAP – Stowmarket North – the Ashes Allocation</del>	<del>Superseding policy: LA035</del>
<b>SAAP</b>	6.14	<del>SAAP – Stowmarket North – the Ashes Development Briefs</del>	<del>Superseding policy: LA035</del>
<b>SAAP</b>	6.15	<del>SAAP – Landscaping, setting and views</del>	<del>Superseding policy: LA035</del>
<b>SAAP</b>	6.16	<del>SAAP – Transport – buses/cycle/walking</del>	<del>Superseding policy: LA035</del>
<b>SAAP</b>	6.17	<del>SAAP – Allotments</del>	<del>Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 124</del>
<b>SAAP</b>	6.18	<del>SAAP – Other site issues</del>	<del>Superseding policy: LA035</del>
<b>SAAP</b>	6.19	<del>SAAP – Infrastructure Delivery Programme (IDP)</del>	<del>Superseding policy: LA033</del>
<b>SAAP</b>	6.20	<del>SAAP – Stowmarket South – Land off Farriers Road/Poplar Hill Allocation</del>	<del>Development commenced on site.</del>
<b>SAAP</b>	6.21	<del>SAAP – Stowmarket South – Land off Farriers Road/Poplar Hill Development Briefs</del>	<del>Development commenced on site.</del>
<b>SAAP</b>	6.22	<del>SAAP – Stowmarket South – Land off Farriers Road/Poplar Hill</del>	<del>Development commenced on site.</del>

<b>MSDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
		Landscaping, setting and views	
<b>SAAP</b>	6.23	<del>SAAP – Stowmarket South – Land off Farriers Road/Poplar Hill Transport – buses/cycle/walking</del>	<del>Development commenced on site.</del>
<b>SAAP</b>	6.24	<del>SAAP – Stowmarket South – Land off Farriers Road/Poplar Hill other site issues</del>	<del>Development commenced on site.</del>
<b>SAAP</b>	6.25	<del>SAAP – Stowmarket South – Land off Farriers Road/Poplar Hill Infrastructure Delivery Programme (IDP)</del>	<del>Development commenced on site.</del>
<b>SAAP</b>	7.1	<del>SAAP – Sustainable Employment Sites</del>	<del>Superseding policies: SP05, LP12 NPPF para: 82, 107</del>
<b>SAAP</b>	7.2	<del>SAAP – Employment on Mixed Use Sites</del>	<del>Superseding policy: LP31 NPPF para: 91, 118</del>
<b>SAAP</b>	7.3	<del>SAAP – Tourism</del>	<del>Superseding policies: SP07, LP15 NPPF para: 83</del>
<b>SAAP</b>	7.4	<del>SAAP – Museum of East Anglian Life (MEAL)</del>	<del>Superseding policies: SP07, LP15 NPPF para: 83</del>
<b>SAAP</b>	7.5	<del>SAAP – Established Employers and Industrial</del>	<del>Superseding policies: SP05, LP13 NPPF para: 82</del>
<b>SAAP</b>	7.6	<del>SAAP – Narrow Mixed Use Corridor</del>	<del>Superseding policies: SP05, LP12, LP13 NPPF para: 82, 107</del>
<b>SAAP</b>	7.7	<del>SAAP – Local Plan Employment Allocations</del>	<del>Superseding policy: SP05</del>
<b>SAAP</b>	7.8	<del>SAAP – Cedars Park Employment Site</del>	<del>Part site – works completed No employment policy to supersede</del>
<b>SAAP</b>	7.9	<del>SAAP – Stowmarket Business and Enterprise Park Allocation</del>	<del>Superseding Policy: SP05 NPPF para: 107</del>
<b>SAAP</b>	7.10	<del>SAAP – Development Briefs</del>	<del>No superseding policy.</del>
<b>SAAP</b>	7.11	<del>SAAP – Landscaping and setting</del>	<del>Superseding policy: LA044</del>
<b>SAAP</b>	7.12	<del>SAAP – Transport – buses/cycle/walking</del>	<del>Superseding policy: LA044</del>
<b>SAAP</b>	7.13	<del>SAAP – other site issues</del>	<del>Superseding policy: LA044</del>
<b>SAAP</b>	7.14	<del>SAAP – Infrastructure Delivery Programme (IDP)</del>	<del>Superseding policy: LA044</del>
<b>SAAP</b>	8.1	<del>SAAP – Developer Contributions to a Sustainable Transport network</del>	<del>Superseding policy: LP35 NPPF para: 54 – 57</del>
<b>SAAP</b>	8.2	<del>SAAP – A14 Trunk Road</del>	<del>No superseding policy</del>
<b>SAAP</b>	9.1	<del>SAAP – Biodiversity Measures</del>	<del>Superseding policy: LP18 NPPF para: 149, 170, 174 – 177</del>
<b>SAAP</b>	9.2	<del>SAAP – River Valleys</del>	<del>Superseding policies: LP18, LP19, LP20 NPPF para: 127, 149, 170, 172, 174 – 177</del>
<b>SAAP</b>	9.3	<del>SAAP – River Rattlesden</del>	<del>Superseding policies: LP18, LP19 NPPF para: 127, 149, 170, 172, 174 – 177</del>

<b>MSDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>SAAP</b>	9.4	SAAP—River Gipping	Superseding policies: LP18, LP19 NPPF para: 127, 149, 170, 172, 174—177
<b>SAAP</b>	9.5	SAAP—Historic Environment	Superseding policies: LP21 NPPF para: 79, 184—202, 205
<b>SAAP</b>	10.1	SAAP—Protection and Enhancement of Cultural Facilities	Superseding policies: LP15, LP21, LP30, LP31, NPPF para: 79, 83, 92, 96—101, 121—184—202, 205
<b>SAAP</b>	10.2	SAAP—Provision of Accessible Natural Green Space	Superseding policy: LP30 NPPF para: 83, 92, 96—101, 121
<b>SAAP</b>	10.3	SAAP—Improving the Quality of Open Space	Superseding policy: LP30 NPPF para: 83, 92, 96—101, 121
<b>SAAP</b>	11.1	SAAP—Developer Contributions to Infrastructure Delivery	Superseding policy: LP33, LP35 NPPF para: 41, 54—57, 72, 102, 112, 114, 122
<b>Core Strategy Focussed Review</b>	FC1	Presumption in Favour of Sustainable Development	No superseding policy NPPF para 11—14, 117
<b>Core Strategy Focussed Review</b>	FC1.1	Mid-Suffolk Approach to Delivering Sustainable Development	No superseding policy NPPF para 11—14, 117
<b>Core Strategy Focussed Review</b>	FC2	Provision and Distribution of housing	Superseding policy: SP01, SP04 NPPF para: 32
<b>Core Strategy Focussed Review</b>	FC3	Supply of Employment Land	Superseding policy: SP05 NPPF para: 80, 82, 83
<b>Core Strategy</b>	CS1	Settlement Hierarchy	Superseding policy: SP03 NPPF para: 72, 78, 84, 118
<b>Core Strategy</b>	CS2	Development in the Countryside and Countryside Villages	Superseding policies: SP03, LP01, LP04 NPPF para: 78, 79
<b>Core Strategy</b>	CS3	Reduce Contributions to Climate Change	Superseding policies: SP10, LP25, LP27, LP28 NPPF para: 148—169
<b>Core Strategy</b>	CS4	Adapting to Climate Change	Superseding policies: SP10, LP17, LP18, LP29 NPPF para: 148—169
<b>Core Strategy</b>	CS5	Mid-Suffolk's Environment	Superseding policies: LP18, LP19, LP21, LP26 NPPF para: 71, 79, 110, 124—132, 149, 170, 172, 174—177, 184—202, 205
<b>Core Strategy</b>	CS6	Services and Infrastructure	Superseding policies: LP32, LP34, LP33 NPPF para: 41, 72, 102, 112, 114, 122
<b>Core Strategy</b>	CS7	Brown-field Target	No superseding policy NPPF para: 117—119
<b>Core Strategy</b>	CS9	Density and Mix	Superseding policy: SP01, LP06 NPPF para: 91, 129
<b>Core Strategy</b>	CS10	Gypsy and Travellers	Superseding policy: LP09 Planning Policy for Travellers Sites
<b>Core Strategy</b>	CS12	Retail Provision	Superseding policy: SP06, LP14 NPPF para: 85—90

<b>MSDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Local Plan</b>	SB2	Development appropriate to its setting	Superseding policy: LP26 NPPF para: 102, 110, 124–132
<b>Local Plan</b>	SB3	Retaining visually important open spaces	Superseding policies: LP19, LP30 NPPF para: 83, 92, 96–101, 121, 127, 149, 170, 172,
<b>Local Plan</b>	GP1	Design and layout of development	Superseding policy: LP26 NPPF para: 102, 110, 124–132
<b>Local Plan</b>	GP2	Development briefs	No superseded policy.
<b>Local Plan</b>	Prop 1	Settlement Boundaries and Visually Important Open Spaces	Superseding policy: SP03, LP19, LP30 NPPF para: 83, 92, 96–101, 118, 121, 127, 149, 170, 172
<b>Local Plan</b>	HB1	Protection of historic buildings	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	HB2	Demolition of listed buildings	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	HB3	Conversions and alterations to historic buildings	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	HB4	Extensions to listed buildings	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	HB5	Preserving historic buildings through alternative uses	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	HB6	Securing the repair of listed buildings	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	HB7	Protecting gardens and parkland of historic interest	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	HB8	Safeguarding the character of conservation areas	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	HB9	Controlling the demolition in conservation areas	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	HB10	Advertisements in conservation areas	Superseding policy: LP21 NPPF para: 79, 132, 184–202
<b>Local Plan</b>	HB13	Protecting ancient monuments	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	HB14	Ensuring archaeological remains are not destroyed	Superseding policy: LP21 NPPF para: 79, 184–202
<b>Local Plan</b>	H2	Housing development in towns	Superseding policy: SP01, SP03-SP04 NPPF para: 11, 64, 103, 123
<b>Local Plan</b>	H3	Housing development in villages	Superseding policies: SP01, SP03, SP04, LP01 NPPF para: 11, 64, 78, 103, 123
<b>Local Plan</b>	H4	Provision for affordable housing in larger schemes	Superseding policies: SP02, LP08 NPPF para: 61–64, 71, 77
<b>Local Plan</b>	H5	Affordable housing in countryside	Superseding policies: SP02, LP08 NPPF para: 61–64, 71, 77
<b>Local Plan</b>	H7	Restricting housing development unrelated to needs of countryside	Superseding policy: SP03, LP01, LP04 NPPF para: 78, 79
<b>Local Plan</b>	H8	Replacement dwellings in the countryside	Superseding policy: LP04
<b>Local Plan</b>	H9	Conversion of rural buildings to dwellings	Superseding policy: LP03 NPPF para: 79

<b>MSDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Local Plan</b>	H10	Dwellings for key agricultural workers	No superseding policy NPPF para: 79
<b>Local Plan</b>	H11	Residential caravans and other mobile homes	Superseding policy: LP02, LP09 NPPF para: 61
<b>Local Plan</b>	H13	Design and layout of housing development	Superseding policy: LP26 NPPF para: 95, 102, 110, 124–132
<b>Local Plan</b>	H14	A range of house types to meet different accommodation needs	Superseding policies: SP01, LP06, LP07 NPPF para: 91, 129
<b>Local Plan</b>	H15	Development to reflect local characteristics	Superseding policies: LP26 NPPF para: 102, 110, 124–132
<b>Local Plan</b>	H16	Protecting existing residential amenity	Superseding policy: LP17 NPPF para: 117, 170
<b>Local Plan</b>	H17	Keeping residential development away from pollution	Superseding policy: LP17 NPPF para: 170, 180, 183
<b>Local Plan</b>	H18	Extensions to existing dwellings	Superseding policy: LP03
<b>Local Plan</b>	H19	Accommodation for special family needs	Superseding policy: LP02, LP07
<b>Local Plan</b>	Prop.5	Housing development at: Lime House Quarry Site, Church Lane, Claydon and Reeds Way, Stowupland	Developments completed
<b>Local Plan</b>	GL2	Development within special landscape areas	Superseding policy: LP19 NPPF para: 127, 170–172
<b>Local Plan</b>	GL3	Major utility installations and power lines in countryside	Superseding policy: LP27 NPPF para: 112–116
<b>Local Plan</b>	GL5	Protecting existing woodland	Superseding policies: LP18, LP19 NPPF para: 127, 149, 170, 172, 174–177
<b>Local Plan</b>	GL6	Tree preservation orders	No superseding policy
<b>Local Plan</b>	GL8	Protecting wildlife habitats	Superseding policy: LP18 NPPF para: 149, 170, 174–177
<b>Local Plan</b>	GL9	Recognised wildlife areas	Superseding policy: LP18 NPPF para: 149, 170, 174–177
<b>Local Plan</b>	GL11	Retaining high-quality agricultural land	Superseding policy: LP17 NPPF para: 170
<b>Local Plan</b>	GL12	The effects of severance upon existing farms	No superseding policy
<b>Local Plan</b>	GL13	Siting and design of agricultural buildings	Superseding policy: LP24 NPPF para: 83
<b>Local Plan</b>	GL14	Use of materials for agricultural buildings and structures	No superseding policy
<b>Local Plan</b>	GL15	Livestock buildings and related development	Superseding policy: LP24 NPPF para: 83
<b>Local Plan</b>	GL16	Central grain stores, feed mills and other bulk storage	No superseding local plan policy NPPF para 83
<b>Local Plan</b>	GL17	Principles for farm diversification	Superseding policy: LP22 NPPF para: 83
<b>Local Plan</b>	GL18	Change of Use for agricultural and other rural	Superseding policy: LP22 NPPF para: 83

<b>MSDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
		buildings to non-residential uses	
<b>Local Plan</b>	CL19	Farm Shops	Superseding policy: LP22 NPPF para: 83
<b>Local Plan</b>	CL20	Garden Centres	Superseding policy: LP22 NPPF para: 83
<b>Local Plan</b>	CL21	Facilities for horse riding	Superseding policy: LP22 NPPF para: 83
<b>Local Plan</b>	CL22	Advertisements in a countryside setting	No superseding policy NPPF para: 132
<b>Local Plan</b>	CL23	After use of sites following mineral extraction	No superseding policy
<b>Local Plan</b>	CL24	Wind Turbines in the countryside	Superseding policy: LP27 NPPF para: 151 – 154
<b>Local Plan</b>	Prop.6	Existing Special Landscape Areas (SLA)	Superseding policy: LP19 NPPF para: 127, 170 – 172
<b>Local Plan</b>	Prop.7	New Special Landscape Areas and extensions to existing SLAs	Superseding policy: LP19 NPPF para: 127, 170 – 172
<b>Local Plan</b>	E2	Industrial uses on allocated sites	Superseding policies: SP05, LP12, LP13 NPPF para: 80, 82, 107
<b>Local Plan</b>	E3	Warehousing, storage, distribution and haulage depots	Superseding policies: LP12 NPPF para: 80, 82, 107
<b>Local Plan</b>	E4	Protecting existing industrial/business areas for employment generating uses	Superseding policies: SP05, LP13 NPPF para: 80, 82
<b>Local Plan</b>	E5	Change of Use within existing industrial/commercial areas	Superseding policies: SP05, LP12 NPPF para: 80, 82
<b>Local Plan</b>	E6	Retention of use within existing industrial/commercial areas	Superseding policies: SP05, LP12, LP13 NPPF para: 80, 83
<b>Local Plan</b>	E7	Non-conforming industrial uses	Superseding policy: LP12 NPPF para: 80
<b>Local Plan</b>	E8	Extensions to industrial and commercial premises	Superseding policies: SP05, LP12, LP13 NPPF para: 80, 82
<b>Local Plan</b>	E9	Location of new businesses	Superseding policy: SP05, LP12 NPPF para: 80, 83
<b>Local Plan</b>	E10	New Industrial and commercial development in the countryside	Superseding policy: SP05, LP12 NPPF para: 80, 83, 84
<b>Local Plan</b>	E11	Re-use and adaption of agricultural and other rural buildings	Superseding policy: LP12, LP22 NPPF para: 80, 83, 84
<b>Local Plan</b>	E12	General principles for location, design and layout	Superseding policy: SP05, LP12, LP26, LP32, NPPF para: 83, 127
<b>Local Plan</b>	Prop.8	New sites for industrial and commercial development	Superseding policy: SP05, LP12 NPPF para: 80 – 82



<b>MSDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Local Plan</b>	Prop.9	New land for warehousing, storage and distribution	Superseding policy: SP05, LP12 NPPF para: 82, 107
<b>Local Plan</b>	S3	Amusement Centres	Superseding policy: LP15 NPPF para: 83
<b>Local Plan</b>	S4	Avoiding the loss of residential accommodation	Superseding policy: SP06, LP14 NPPF para 86, 87, 89
<b>Local Plan</b>	S5	Living accommodation above shops and other commercial premises	Superseding policy: SP06, LP14 NPPF para: 118
<b>Local Plan</b>	S6	Provision of office accommodation	Superseding policy: LP12, LP14 NPPF para: 80 – 82, 85, 86, 87, 88, 90
<b>Local Plan</b>	S7	Provision of local shops	Superseding policy: LP13, LP34 NPPF para: 86 – 92
<b>Local Plan</b>	S8	Shop front design	No superseding policy
<b>Local Plan</b>	S9	Retaining traditional shop fronts	No superseding policy
<b>Local Plan</b>	S10	Convenience good store	Superseding policy, SP06, LP13, LP14, LP34 NPPF para: 86 – 92
<b>Local Plan</b>	S11	Retail warehousing	Superseding policy: SP06, LP12 NPPF: 85 – 90
<b>Local Plan</b>	S12	Retail on industrial estates and commercial sites	Superseding policy: LP12, LP13, LP14 NPPF para: 80, 82, 85, 87, 89, 90
<b>Local Plan</b>	S13	Ancillary retail uses	Superseding policy: SP06, LP12, LP13, LP14 NPPF para: 85 – 90, 127
<b>Local Plan</b>	Prop.10	Principal shopping areas for Stowmarket, Eye, Needham Market and Debenham	Superseding policy: SP06, LP14 NPPF para: 85 – 90
<b>Local Plan</b>	Prop.11	Primary and secondary shopping frontage	Superseding policy: SP06, LP14 NPPF para: 85 – 90
<b>Local Plan</b>	T1	Environmental impact of major road schemes	Superseding policy: SP08, SP09, SP10, LP17 NPPF para: 170,
<b>Local Plan</b>	T2	Minor Highway improvements	Superseding policy: LP33 NPPF para: 102, 103, 109, 110, 111
<b>Local Plan</b>	T4	Planning Obligations and highway infrastructure	Superseding policy: LP33, LP35 NPPF para: 41, 54 – 57, 72, 102, 122
<b>Local Plan</b>	T5	Financial contributions to B1115 Relief road	Development completed.
<b>Local Plan</b>	T6	Petrol filling stations and other road side services	Superseding policy: LP12 NPPF para: 80, 82
<b>Local Plan</b>	T7	Provision of public car parking	Superseding policy: LP32 NPPF para: 102, 103,
<b>Local Plan</b>	T8	Lorry parking facilities in towns	Superseding policy: LP32 NPPF para: 102, 103, 107,
<b>Local Plan</b>	T9	Parking Standards	Superseding policy: LP32 NPPF para: 102.
<b>Local Plan</b>	T10	Highway considerations in development	Superseding policy: LP26, LP32 NPPF para: 102, 103, 109, 110, 111
<b>Local Plan</b>	T11	Facilities for pedestrians and cyclists	Superseding policy: LP26, LP32 NPPF para: 102, 103, 108, 110



<b>MSDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Local Plan</b>	T12	Designing for people with disabilities	Superseding policy: LP32 NPPF para: 102, 103, 108, 110
<b>Local Plan</b>	T13	Bus Service	Superseding policy: LP32 NPPF para: 102, 103, 108, 110
<b>Local Plan</b>	T14	Rail Service	Superseding policy: LP32 NPPF para: 102, 103, 108, 110
<b>Local Plan</b>	RT1	Sports and recreation facilities for local communities	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RT2	Loss of existing sports and recreation facilities	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RT3	Protecting recreational open space	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RT4	Amenity open space and play areas within residential development	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RT5	Recreational facilities as part of other development	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RT6	Sport and recreational facilities in the countryside	Superseding policy: LP30 NPPF para: 83, 92, 96 – 101, 121
<b>Local Plan</b>	RT7	Noisy Sports	No superseding policy
<b>Local Plan</b>	RT8	Motor Sports	No superseding policy
<b>Local Plan</b>	RT9	Facilities for air sports	No superseding policy
<b>Local Plan</b>	RT10	Golf Courses	No superseding policy
<b>Local Plan</b>	RT11	Facilities for informal countryside recreation	Superseding policy: LP15 NPPF para: 83
<b>Local Plan</b>	RT12	Footpaths and bridleways	Superseding policy: LP23, LP32 NPPF para: 98, 102, 103
<b>Local Plan</b>	RT13	Water-based recreation	Superseding policy: LP15 NPPF para: 83
<b>Local Plan</b>	RT14	Art in public places	No superseding policy
<b>Local Plan</b>	RT15	Safeguarding arts and entertainments venues	Superseding policies: LP31 NPPF para: 83, 92
<b>Local Plan</b>	RT16	Tourism facilities and visitor attractions	Superseding policy: SP07, LP15 NPPF para: 83
<b>Local Plan</b>	RT17	Serviced tourist accommodation	Superseding policy: LP16 NPPF para: 83
<b>Local Plan</b>	RT18	Touring caravan and camping sites	Superseding policy: LP16 NPPF para: 83
<b>Local Plan</b>	RT19	Static caravans and holiday chalets	Superseding policy: LP16 NPPF para: 83
<b>Local Plan</b>	Prop. 16	Town centre park and arboretum at Milton Road, Stowmarket	No superseding policy
<b>Local Plan</b>	Prop.17	Informal amenity area and riverside footpath at Takers Lane, Stowmarket	No superseding policy
<b>Local Plan</b>	Prop.19	Pay and play golf course at Creeting Hill, adjacent to Beacon Hill	No superseding policy
<b>Local Plan</b>	Prop.20	Visitor centre at Needham lake, Needham Market	Planning permission granted, no superseding policy

<b>MSDC Plan</b>	<b>Saved Policy</b>	<b>Saved Policy Title</b>	<b>Replacement Local Plan Policy</b>
<b>Local Plan</b>	Prop.21	Water sports and recreational activities at Bramford Lake	Development completed
<b>Local Plan</b>	Prop.22	Water sports and recreational activities at Weybread Lake	Development completed
<b>Local Plan</b>	Prop.23	Extension to the Museum of East Anglian Life, Stowmarket	Development completed
<b>Local Plan</b>	Prop.24	Heritage centre adjacent to the Castle Mound, Eye	No superseding policy
<b>Local Plan</b>	SC2	Septic tanks	No superseding policy
<b>Local Plan</b>	SC3	Small sewage treatment plants	No superseding policy
<b>Local Plan</b>	SC4	Protection of groundwater supplies	Superseding policy: LP17 NPPF para: 178, 179
<b>Local Plan</b>	SC6	Recycling centres	No superseding policy
<b>Local Plan</b>	SC7	Siting of telecommunications equipment	No superseding policy
<b>Local Plan</b>	SC8	Siting of new school buildings	Superseding policy: LP34 NPPF para: 94
<b>Local Plan</b>	SC9	Conversion of premises to residential homes	Superseding policy: LP03 NPPF para: 79
<b>Local Plan</b>	SC10	Siting of local community health services	Superseding policy: LP34
<b>Local Plan</b>	SC11	Accommodation for voluntary organizations	No superseding policy
<b>Local Plan</b>	Prop.25	Sites for new primary schools	No superseding policy
<b>Local Plan</b>	SDA1	Programmed B1115 Relief Road	Development completed
<b>Local Plan</b>	SDA2	Additional sources of funding for B1115 Relief Road	Development completed
<b>Local Plan</b>	SDA3	Comprehensive development within the SDA	Development completed
<b>Local Plan</b>	SDA4	Sustainable development	Development completed
<b>Local Plan</b>	SDA5	Affordable housing within the SDA	Development completed
<b>Local Plan</b>	SDA6	Employment Land	Development completed
<b>Local Plan</b>	SDA7	Local Shopping facilities	Development completed
<b>Local Plan</b>	SDA8	Principle issues to be included in SDA obligations	Development completed
<b>Local Plan</b>	Prop.26	1,000 Houses in the SDA	Development completed
<b>Local Plan</b>	Prop.27	Land at Stowmarket is allocated as a strategic development area	Development completed

<u>MSDC Plan</u>	<u>Saved Policy</u>	<u>Saved Policy Title</u>	<u>Replacement Local Plan Policy</u>
<u>Stowmarket Area Action Plan SAAP</u>	<u>4.1</u>	<u>SAAP - Presumption in Favour of Sustainable Development</u>	<u>NPPF para: 7 – 14</u>
<u>SAAP</u>	<u>4.2</u>	<u>SAAP - Providing a Landscape Setting for Stowmarket</u>	<u>Superseding policy: LP17</u> <u>NPPF para: 130, 174 - 176</u>
<u>SAAP</u>	<u>5.1</u>	<u>SAAP - General Retail Policies For All of The SAAP</u>	<u>Superseding policies: SP06, LP11, LP23, LP29</u> <u>NPPF para: 130, 174 – 176</u>
<u>SAAP</u>	<u>5.2</u>	<u>SAAP - Principle Shopping Area (Primary and Secondary Shopping Frontages)</u>	<u>Superseding policy: SP06, LP11</u> <u>NPPF para: 86 - 91</u>
<u>SAAP</u>	<u>5.3</u>	<u>SAAP - Ipswich Street</u>	<u>No superseding policy</u>
<u>SAAP</u>	<u>5.4</u>	<u>SAAP - Complementary Uses</u>	<u>Superseding policy: SP06, LP11</u> <u>NPPF para: 86 - 91</u>
<u>SAAP</u>	<u>5.5</u>	<u>SAAP - Retail in The Surrounding Villages and Local Shopping Centres</u>	<u>Superseding policies: SP06, LP11, LP28</u> <u>NPPF para: 86 - 93</u>
<u>SAAP</u>	<u>6.1</u>	<u>SAAP - Housing and Waste Storage</u>	<u>Superseding policy: LP24</u> <u>NPPF para: 8, 126 - 136</u>
<u>SAAP</u>	<u>6.2</u>	<u>SAAP - Land Adjoining Paupers Graves, Union Road, Stowmarket</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 93, 98 – 103, 123</u>
<u>SAAP</u>	<u>6.3</u>	<u>SAAP - Land Adjoining Church Meadows, Stowmarket</u>	<u>LNR - Superseding policy: LP16 and LP28,</u> <u>NPPF para: 84, 93, 98 – 103, 123 153, 174, 179 – 182</u>
<u>SAAP</u>	<u>6.4</u>	<u>SAAP - Development in The Villages</u>	<u>Superseding policy: SP03, LP01</u> <u>NPPF para: 78 – 80</u>
<u>SAAP</u>	<u>6.6</u>	<u>SAAP - Stowmarket North and North-West - Development around Chilton Leys Development Brief</u>	<u>No superseding policy.</u>
<u>SAAP</u>	<u>6.7</u>	<u>SAAP - Stowmarket North and North-West - Development around Chilton Leys Paupers Graves</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 93, 98 – 103, 123</u>
<u>SAAP</u>	<u>6.8</u>	<u>SAAP - Stowmarket North and North-West - Development around Chilton Leys Link to the A14</u>	<u>No superseding policy.</u>
<u>SAAP</u>	<u>6.10</u>	<u>SAAP - Stowmarket North and North-West - Development around Chilton Leys SAAP Stowmarket High School/relocation of the Leisure Centre</u>	<u>No superseding policy.</u>
<u>SAAP</u>	<u>7.1</u>	<u>SAAP - Sustainable Employment Sites</u>	<u>Superseding policies: SP05, LP09</u> <u>NPPF para: 83, 109</u>
<u>SAAP</u>	<u>7.2</u>	<u>SAAP - Employment on Mixed Use Sites</u>	<u>No superseding policy</u>

<u>MSDC Plan</u>	<u>Saved Policy</u>	<u>Saved Policy Title</u>	<u>Replacement Local Plan Policy</u>
<u>SAAP</u>	<u>7.3</u>	<u>SAAP - Tourism</u>	<u>Superseding policies: SP07, LP12</u> <u>NPPF para: 83 84</u>
<u>SAAP</u>	<u>7.4</u>	<u>SAAP - Museum of East Anglian Life (MEAL)</u>	<u>Superseding policies: SP07, LP12</u> <u>NPPF para: 84</u>
<u>SAAP</u>	<u>7.5</u>	<u>SAAP - Established Employers and Industrial</u>	<u>Superseding policies: SP05, LP10</u> <u>NPPF para: 83</u>
<u>SAAP</u>	<u>7.6</u>	<u>SAAP - Narrow Mixed Use Corridor</u>	<u>Superseding policies: SP05, LP09, LP10</u> <u>NPPF para: 83, 109</u>
<u>SAAP</u>	<u>7.7</u>	<u>SAAP - Local Plan Employment Allocations</u>	<u>Superseding policies: LP09, LP10</u> <u>NPPF para: 83, 109</u>
<u>SAAP</u>	<u>7.8</u>	<u>SAAP - Cedars Park Employment Site</u>	<u>Superseding policies: LP09, LP10</u> <u>NPPF para: 83, 109</u>
<u>SAAP</u>	<u>7.9</u>	<u>SAAP - Stowmarket Business and Enterprise Park Allocation</u>	<u>Superseding Policy: SP05</u> <u>NPPF para: 109</u>
<u>SAAP</u>	<u>7.10</u>	<u>SAAP - Development Briefs</u>	<u>No superseding policy.</u>
<u>SAAP</u>	<u>8.1</u>	<u>SAAP - Developer Contributions to a Sustainable Transport network</u>	<u>Superseding policy: LP32</u> <u>NPPF para: 55 – 58</u>
<u>SAAP</u>	<u>8.2</u>	<u>SAAP - A14 Trunk Road</u>	<u>No superseding policy</u>
<u>SAAP</u>	<u>9.1</u>	<u>SAAP - Biodiversity Measures</u>	<u>Superseding policy: LP16,</u> <u>NPPF para: 153, 174, 179 - 182</u>
<u>SAAP</u>	<u>9.2</u>	<u>SAAP - River Valleys</u>	<u>Superseding policies: LP16, LP17, LP18</u> <u>NPPF para: 130, 153, 174, 176, 179 - 182</u>
<u>SAAP</u>	<u>9.3</u>	<u>SAAP - River Rattlesden</u>	<u>Superseding policies: LP16, LP17</u> <u>NPPF para: 130, 153, 174, 176, 179 - 182</u>
<u>SAAP</u>	<u>9.4</u>	<u>SAAP - River Gipping</u>	<u>Superseding policies: LP16, LP17</u> <u>NPPF para: 130, 153, 174, 176, 179 - 182</u>
<u>SAAP</u>	<u>9.5</u>	<u>SAAP - Historic Environment</u>	<u>Superseding policies: LP19</u> <u>NPPF para: 80, 189 - 208, 211</u>
<u>SAAP</u>	<u>10.1</u>	<u>SAAP - Protection and Enhancement of Cultural Facilities</u>	<u>Superseding policies: LP12, LP19, LP28</u> <u>NPPF para: 80, 84, 93, 98 - 103, 123, -189 - 208, 211</u>
<u>SAAP</u>	<u>10.2</u>	<u>SAAP - Provision of Accessible Natural Green Space</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 93, 98 - 103, 123</u>
<u>SAAP</u>	<u>10.3</u>	<u>SAAP - Improving the Quality of Open Space</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 93, 98 – 103, 123</u>
<u>SAAP</u>	<u>11.1</u>	<u>SAAP - Developer Contributions to Infrastructure Delivery</u>	<u>Superseding policy: LP30, LP32</u> <u>NPPF para: 41, 55 - 58, 73, 104, 114 116, 122</u>
<u>Core Strategy Focussed Review</u>	<u>FC1</u>	<u>Presumption in Favour of Sustainable Development</u>	<u>No superseding policy</u> <u>NPPF para: 7</u>
<u>Core Strategy Focussed Review</u>	<u>FC1.1</u>	<u>Mid Suffolk Approach to Delivering Sustainable Development</u>	<u>No superseding policy</u> <u>NPPF para: 7 - 14</u>
<u>Core Strategy Focussed Review</u>	<u>FC2</u>	<u>Provision and Distribution of housing</u>	<u>Superseding policy: SP01, SP03, LP01</u> <u>NPPF para: 32</u>
<u>Core Strategy</u>	<u>FC3</u>	<u>Supply of Employment Land</u>	<u>Superseding policy: SP05</u> <u>NPPF para: 81, 83, 84</u>

<u>MSDC Plan</u>	<u>Saved Policy</u>	<u>Saved Policy Title</u>	<u>Replacement Local Plan Policy</u>
<u>Focussed Review</u>			
<u>Core Strategy</u>	<u>CS1</u>	<u>Settlement Hierarchy</u>	<u>Superseding policy: SP03, LP01</u> <u>NPPF para: 73, 79, 84, 120</u>
<u>Core Strategy</u>	<u>CS2</u>	<u>Development in the Countryside and Countryside Villages</u>	<u>Superseding policies: SP03, LP01</u> <u>NPPF para: 79, 80</u>
<u>Core Strategy</u>	<u>CS3</u>	<u>Reduce Contributions to Climate Change</u>	<u>Superseding policies: SP10, LP23, LP25, LP26</u> <u>NPPF para: 152 - 173</u>
<u>Core Strategy</u>	<u>CS4</u>	<u>Adapting to Climate Change</u>	<u>Superseding policies: SP10, LP15, LP16, LP27</u> <u>NPPF para: 152 - 173</u>
<u>Core Strategy</u>	<u>CS5</u>	<u>Mid Suffolk's Environment</u>	<u>Superseding policies: LP16, LP17, LP19, LP24</u> <u>NPPF para: 72, 80, 112, 126 - 136 153, 174, 176, 179 - 182, 189 - 208, 211</u>
<u>Core Strategy</u>	<u>CS6</u>	<u>Services and Infrastructure</u>	<u>Superseding policies: LP29, LP30, LP31</u> <u>NPPF para: 41, 73, 104, 114, 116, 124</u>
<u>Core Strategy</u>	<u>CS7</u>	<u>Brown field Target</u>	<u>No superseding policy</u> <u>NPPF para: 119 - 121</u>
<u>Core Strategy</u>	<u>CS9</u>	<u>Density and Mix</u>	<u>Superseding policy: SP01, LP06</u> <u>NPPF para: 92, 133</u>
<u>Core Strategy</u>	<u>CS10</u>	<u>Gypsy and Travellers</u>	<u>Superseding policy: SP04</u> <u>Planning Policy for Travellers Sites</u>
<u>Core Strategy</u>	<u>CS12</u>	<u>Retail Provision</u>	<u>Superseding policy: SP06, LP11</u> <u>NPPF para: 86 - 91</u>
<u>Local Plan</u>	<u>SB2</u>	<u>Development appropriate to its setting</u>	<u>Superseding policy: LP24</u> <u>NPPF para: 104, 112, 126 – 136</u>
<u>Local Plan</u>	<u>SB3</u>	<u>Retaining visually important open spaces</u>	<u>Superseding policies: LP17, LP28</u> <u>NPPF para: 84, 93, 98 - 103, 123, 130, 153, 174, 176,</u>
<u>Local Plan</u>	<u>GP1</u>	<u>Design and layout of development</u>	<u>Superseding policy: LP24</u> <u>NPPF para: 104, 112, 126 - 136</u>
<u>Local Plan</u>	<u>GP2</u>	<u>Development briefs</u>	<u>No superseded policy.</u>
<u>Local Plan</u>	<u>Prop 1</u>	<u>Settlement Boundaries and Visually Important Open Spaces</u>	<u>Superseding policy: SP03, LP17, LP28</u> <u>NPPF para: 84, 93, 98 - 103, 123, 130, 153, 174, 176</u>
<u>Local Plan</u>	<u>HB1</u>	<u>Protection of historic buildings</u>	<u>Superseding policy: LP19</u> <u>NPPF para: 80, 189 - 208</u>
<u>Local Plan</u>	<u>HB2</u>	<u>Demolition of listed buildings</u>	<u>Superseding policy: LP19</u> <u>NPPF para: 80, 189 - 208</u>
<u>Local Plan</u>	<u>HB3</u>	<u>Conversions and alterations to historic buildings</u>	<u>Superseding policy: LP19</u> <u>NPPF para: 80, 189 - 208</u>
<u>Local Plan</u>	<u>HB4</u>	<u>Extensions to listed buildings</u>	<u>Superseding policy: LP19</u> <u>NPPF para: 80, 189 – 208</u>
<u>Local Plan</u>	<u>HB5</u>	<u>Preserving historic buildings through alternative uses</u>	<u>Superseding policy: LP19</u> <u>NPPF para: 80, 189 - 208</u>
<u>Local Plan</u>	<u>HB6</u>	<u>Securing the repair of listed buildings</u>	<u>Superseding policy: -LP19</u> <u>NPPF para: 80, 189 – 208</u>
<u>Local Plan</u>	<u>HB7</u>	<u>Protecting gardens and parkland of historic interest</u>	<u>Superseding policy: LP19</u> <u>NPPF para: 80, 189 - 208</u>



<u>MSDC Plan</u>	<u>Saved Policy</u>	<u>Saved Policy Title</u>	<u>Replacement Local Plan Policy</u>
<u>Local Plan</u>	<u>HB8</u>	<u>Safeguarding the character of conservation areas</u>	<u>Superseding policy: LP19 NPPF para: 80, 189 - 208</u>
<u>Local Plan</u>	<u>HB9</u>	<u>Controlling the demolition in conservation areas</u>	<u>Superseding policy: LP19 NPPF para: 80, 189 - 208</u>
<u>Local Plan</u>	<u>HB10</u>	<u>Advertisements in conservation areas</u>	<u>Superseding policy: LP19 NPPF para: 80, 136, 189 – 208</u>
<u>Local Plan</u>	<u>HB13</u>	<u>Protecting ancient monuments</u>	<u>Superseding policy: LP19 NPPF para: 80, 189 - 208</u>
<u>Local Plan</u>	<u>HB14</u>	<u>Ensuring archaeological remains are not destroyed</u>	<u>Superseding policy: LP19 NPPF para: 80, 189 – 208</u>
<u>Local Plan</u>	<u>H2</u>	<u>Housing development in towns</u>	<u>Superseding policy: SP03 LP01 NPPF para: 11, 65, 105, 125</u>
<u>Local Plan</u>	<u>H3</u>	<u>Housing development in villages</u>	<u>Superseding policies: SP03, LP01 NPPF para: 11, 65, 79, 105, 125</u>
<u>Local Plan</u>	<u>H4</u>	<u>Provision for affordable housing in larger schemes</u>	<u>Superseding policies: SP02 NPPF para: 62 - 65, 72, 78</u>
<u>Local Plan</u>	<u>H5</u>	<u>Affordable housing in countryside</u>	<u>Superseding policies: SP02, LP07 NPPF para: 62 - 65, 72, 78</u>
<u>Local Plan</u>	<u>H7</u>	<u>Restricting housing development unrelated to needs of countryside</u>	<u>Superseding policy: SP03, LP01 NPPF para: 79, 80</u>
<u>Local Plan</u>	<u>H8</u>	<u>Replacement dwellings in the countryside</u>	<u>Superseding policy: LP04</u>
<u>Local Plan</u>	<u>H9</u>	<u>Conversion of rural buildings to dwellings</u>	<u>Superseding policy: LP03 NPPF para: 80</u>
<u>Local Plan</u>	<u>H10</u>	<u>Dwellings for key agricultural workers</u>	<u>Superseding policy: LP05 NPPF para: 80</u>
<u>Local Plan</u>	<u>H11</u>	<u>Residential caravans and other mobile homes</u>	<u>Superseding policy: SP03, LP01 NPPF para: 62</u>
<u>Local Plan</u>	<u>H13</u>	<u>Design and layout of housing development</u>	<u>Superseding policy: LP24 NPPF para: 97, 104, 112, 126 – 136</u>
<u>Local Plan</u>	<u>H14</u>	<u>A range of house types to meet different accommodation needs</u>	<u>Superseding policies: SP01, LP06 NPPF para: 92, 133</u>
<u>Local Plan</u>	<u>H15</u>	<u>Development to reflect local characteristics</u>	<u>Superseding policies: LP24 NPPF para: 104, 112, 126 – 136</u>
<u>Local Plan</u>	<u>H16</u>	<u>Protecting existing residential amenity</u>	<u>Superseding policy: LP15, LP24 NPPF para: 119, 174</u>
<u>Local Plan</u>	<u>H17</u>	<u>Keeping residential development away from pollution</u>	<u>Superseding policy: LP15, LP24 NPPF para: 174, 185, 188</u>
<u>Local Plan</u>	<u>H18</u>	<u>Extensions to existing dwellings</u>	<u>Superseding policy: LP03</u>
<u>Local Plan</u>	<u>H19</u>	<u>Accommodation for special family needs</u>	<u>Superseding policy: LP02, LP06</u>
<u>Local Plan</u>	<u>Prop.5</u>	<u>Housing development at: Lime House Quarry Site, Church Lane, Claydon and Reeds Way, Stowupland</u>	<u>Developments completed</u>
<u>Local Plan</u>	<u>CL2</u>	<u>Development within special landscape areas</u>	<u>Superseding policy: LP17 NPPF para: 130, 174 - 176</u>

<b><u>MSDC Plan</u></b>	<b><u>Saved Policy</u></b>	<b><u>Saved Policy Title</u></b>	<b><u>Replacement Local Plan Policy</u></b>
<b><u>Local Plan</u></b>	<b><u>CL3</u></b>	<b><u>Major utility installations and power lines in countryside</u></b>	<b><u>Superseding policy: LP25</u></b> <b><u>NPPF para: 114 – 118</u></b>
<b><u>Local Plan</u></b>	<b><u>CL5</u></b>	<b><u>Protecting existing woodland</u></b>	<b><u>Superseding policies: LP16, LP17</u></b> <b><u>NPPF para: 130, 153, 174, 179 – 182</u></b>
<b><u>Local Plan</u></b>	<b><u>CL6</u></b>	<b><u>Tree preservation orders</u></b>	<b><u>No superseding policy</u></b>
<b><u>Local Plan</u></b>	<b><u>CL8</u></b>	<b><u>Protecting wildlife habitats</u></b>	<b><u>Superseding policy: LP16,</u></b> <b><u>NPPF para: 153, 174, 179 – 182</u></b>
<b><u>Local Plan</u></b>	<b><u>CL9</u></b>	<b><u>Recognised wildlife areas</u></b>	<b><u>Superseding policy: LP16,</u></b> <b><u>NPPF para: 153, 174, 179 – 182</u></b>
<b><u>Local Plan</u></b>	<b><u>CL11</u></b>	<b><u>Retaining high quality agricultural land</u></b>	<b><u>Superseding policy: LP15</u></b> <b><u>NPPF para: 174</u></b>
<b><u>Local Plan</u></b>	<b><u>CL12</u></b>	<b><u>The effects of severance upon existing farms</u></b>	<b><u>No superseding policy</u></b>
<b><u>Local Plan</u></b>	<b><u>CL13</u></b>	<b><u>Siting and design of agricultural buildings</u></b>	<b><u>Superseding policy: LP22</u></b> <b><u>NPPF para: 84</u></b>
<b><u>Local Plan</u></b>	<b><u>CL14</u></b>	<b><u>Use of materials for agricultural buildings and structures</u></b>	<b><u>No superseding policy</u></b>
<b><u>Local Plan</u></b>	<b><u>CL15</u></b>	<b><u>Livestock buildings and related development</u></b>	<b><u>Superseding policy: LP22</u></b> <b><u>NPPF para: 84</u></b>
<b><u>Local Plan</u></b>	<b><u>CL16</u></b>	<b><u>Central grain stores, feed mills and other bulk storage</u></b>	<b><u>Superseding policy: LP22</u></b> <b><u>NPPF para 84</u></b>
<b><u>Local Plan</u></b>	<b><u>CL17</u></b>	<b><u>Principles for farm diversification</u></b>	<b><u>Superseding policy: LP09, LP13, LP20</u></b> <b><u>NPPF para: 84</u></b>
<b><u>Local Plan</u></b>	<b><u>CL18</u></b>	<b><u>Change of Use for agricultural and other rural buildings to non-residential uses</u></b>	<b><u>Superseding policy: LP13, LP20</u></b> <b><u>NPPF para: 84</u></b>
<b><u>Local Plan</u></b>	<b><u>CL19</u></b>	<b><u>Farm Shops</u></b>	<b><u>Superseding policy: LP11, LP28</u></b> <b><u>NPPF para: 84</u></b>
<b><u>Local Plan</u></b>	<b><u>CL20</u></b>	<b><u>Garden Centres</u></b>	<b><u>Superseding policy: LP11, LP28</u></b> <b><u>NPPF para: 84</u></b>
<b><u>Local Plan</u></b>	<b><u>CL21</u></b>	<b><u>Facilities for horse riding</u></b>	<b><u>Superseding policy: LP20</u></b> <b><u>NPPF para: 84</u></b>
<b><u>Local Plan</u></b>	<b><u>CL22</u></b>	<b><u>Advertisements in a countryside setting</u></b>	<b><u>No superseding policy</u></b> <b><u>NPPF para: 136</u></b>
<b><u>Local Plan</u></b>	<b><u>CL23</u></b>	<b><u>After use of sites following mineral extraction</u></b>	<b><u>No superseding policy</u></b>
<b><u>Local Plan</u></b>	<b><u>CL24</u></b>	<b><u>Wind Turbines in the countryside</u></b>	<b><u>Superseding policy: LP25</u></b> <b><u>NPPF para: 155 – 158</u></b>
<b><u>Local Plan</u></b>	<b><u>Prop.6</u></b>	<b><u>Existing Special Landscape Areas (SLA)</u></b>	<b><u>Superseding policy: LP17</u></b> <b><u>NPPF para: 130, 174 - 176</u></b>
<b><u>Local Plan</u></b>	<b><u>Prop.7</u></b>	<b><u>New Special Landscape Areas and extensions to existing SLAs</u></b>	<b><u>Superseding policy: LP17</u></b> <b><u>NPPF para: 130, 174 – 176</u></b>
<b><u>Local Plan</u></b>	<b><u>E2</u></b>	<b><u>Industrial uses on allocated sites</u></b>	<b><u>Superseding policies: SP05, LP09, LP10</u></b> <b><u>NPPF para: 81, 83, 109</u></b>
<b><u>Local Plan</u></b>	<b><u>E3</u></b>	<b><u>Warehousing, storage, distribution and haulage depots</u></b>	<b><u>Superseding policies: LP09</u></b> <b><u>NPPF para: 81, 83, 109</u></b>
<b><u>Local Plan</u></b>	<b><u>E4</u></b>	<b><u>Protecting existing industrial/business areas for employment generating uses</u></b>	<b><u>Superseding policies: SP05, LP10</u></b> <b><u>NPPF para: 81, 83</u></b>

<u>MSDC Plan</u>	<u>Saved Policy</u>	<u>Saved Policy Title</u>	<u>Replacement Local Plan Policy</u>
<u>Local Plan</u>	<u>E5</u>	<u>Change of Use within existing industrial/commercial areas</u>	<u>Superseding policies: SP05, LP09</u> <u>NPPF para: 81, 83</u>
<u>Local Plan</u>	<u>E6</u>	<u>Retention of use within existing industrial/commercial areas</u>	<u>Superseding policies: SP05, LP09, LP10</u> <u>NPPF para: 81, 83</u>
<u>Local Plan</u>	<u>E7</u>	<u>Non-conforming industrial uses</u>	<u>Superseding policy: LP09</u> <u>NPPF para: 81</u>
<u>Local Plan</u>	<u>E8</u>	<u>Extensions to industrial and commercial premises</u>	<u>Superseding policies: SP05, LP09</u> <u>NPPF para: 81, 83</u>
<u>Local Plan</u>	<u>E9</u>	<u>Location of new businesses</u>	<u>Superseding policy: SP05, LP09</u> <u>NPPF para: 81, 84</u>
<u>Local Plan</u>	<u>E10</u>	<u>New Industrial and commercial development in the countryside</u>	<u>Superseding policy: SP05, LP09</u> <u>NPPF para: 81, 84, 85</u>
<u>Local Plan</u>	<u>E11</u>	<u>Re-use and adaption of agricultural and other rural buildings</u>	<u>Superseding policy: LP03, LP09, LP20</u> <u>NPPF para: 81, 84, 85</u>
<u>Local Plan</u>	<u>E12</u>	<u>General principles for location, design and layout</u>	<u>Superseding policy: SP05, LP09, LP24, LP29</u> <u>NPPF para: 84, 130</u>
<u>Local Plan</u>	<u>Prop.8</u>	<u>New sites for industrial and commercial development</u>	<u>Superseding policy: SP05, LP09</u> <u>NPPF para: 81 – 83</u>
<u>Local Plan</u>	<u>Prop.9</u>	<u>New land for warehousing, storage and distribution</u>	<u>Superseding policy: SP05, LP09</u> <u>NPPF para: 83, 109</u>
<u>Local Plan</u>	<u>S3</u>	<u>Amusement Centres</u>	<u>Superseding policy: LP12</u> <u>NPPF para: 84</u>
<u>Local Plan</u>	<u>S4</u>	<u>Avoiding the loss of residential accommodation</u>	<u>Superseding policy: SP06, LP11</u> <u>NPPF para 87, 88, 89</u>
<u>Local Plan</u>	<u>S5</u>	<u>Living accommodation above shops and other commercial premises</u>	<u>Superseding policy: SP06, LP11</u> <u>NPPF para: 120</u>
<u>Local Plan</u>	<u>S6</u>	<u>Provision of office accommodation</u>	<u>Superseding policy: LP09, LP11</u> <u>NPPF para: 81 - 83, 86 - 88, 91</u>
<u>Local Plan</u>	<u>S7</u>	<u>Provision of local shops</u>	<u>Superseding policy: LP10, LP28</u> <u>NPPF para: 87 – 93</u>
<u>Local Plan</u>	<u>S8</u>	<u>Shop front design</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>S9</u>	<u>Retaining traditional shop fronts</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>S10</u>	<u>Convenience good store</u>	<u>Superseding policy: SP06, LP11, LP28</u> <u>NPPF para: 87 – 93</u>
<u>Local Plan</u>	<u>S11</u>	<u>Retail warehousing</u>	<u>Superseding policy: SP06, LP09</u> <u>NPPF: 86 - 91</u>
<u>Local Plan</u>	<u>S12</u>	<u>Retail on industrial estates and commercial sites</u>	<u>Superseding policy: SP05, LP09, LP10, LP11</u> <u>NPPF para: 81, 83, 86, 88, 90, 91</u>
<u>Local Plan</u>	<u>S13</u>	<u>Ancillary retail uses</u>	<u>Superseding policy: SP06, LP09, LP10, LP11</u> <u>NPPF para: 86 - 91, 130</u>



<u>MSDC Plan</u>	<u>Saved Policy</u>	<u>Saved Policy Title</u>	<u>Replacement Local Plan Policy</u>
<u>Local Plan</u>	<u>Prop.10</u>	<u>Principal shopping areas for Stowmarket, Eye, Needham Market and Debenham</u>	<u>Superseding policy: SP06, LP11</u> <u>NPPF para: 86 - 91</u>
<u>Local Plan</u>	<u>Prop.11</u>	<u>Primary and secondary shopping frontage</u>	<u>Superseding policy: SP06, LP11</u> <u>NPPF para: 86 - 91</u>
<u>Local Plan</u>	<u>T1</u>	<u>Environmental impact of major road schemes</u>	<u>Superseding policy: SP08, SP09, SP10, LP15</u> <u>NPPF para: 174,</u>
<u>Local Plan</u>	<u>T2</u>	<u>Minor Highway improvements</u>	<u>Superseding policy: LP30</u> <u>NPPF para: 104 – 105, 111 - 113</u>
<u>Local Plan</u>	<u>T4</u>	<u>Planning Obligations and highway infrastructure</u>	<u>Superseding policy: LP30, LP32</u> <u>NPPF para: 41, 55 - 58, 73, 104, 124</u>
<u>Local Plan</u>	<u>T5</u>	<u>Financial contributions to B1115 Relief road</u>	<u>Development completed.</u>
<u>Local Plan</u>	<u>T6</u>	<u>Petrol filling stations and other road side services</u>	<u>Superseding policy: LP09</u> <u>NPPF para: 81, 83</u>
<u>Local Plan</u>	<u>T7</u>	<u>Provision of public car parking</u>	<u>Superseding policy: LP29</u> <u>NPPF para: 104 - 105</u>
<u>Local Plan</u>	<u>T8</u>	<u>Lorry parking facilities in towns</u>	<u>Superseding policy: LP29</u> <u>NPPF para: 104 – 105, 109,</u>
<u>Local Plan</u>	<u>T9</u>	<u>Parking Standards</u>	<u>Superseding policy: LP29</u> <u>NPPF para: 104</u>
<u>Local Plan</u>	<u>T10</u>	<u>Highway considerations in development</u>	<u>Superseding policy: LP26, LP29</u> <u>NPPF para: 104 – 105, 111 - 113</u>
<u>Local Plan</u>	<u>T11</u>	<u>Facilities for pedestrians and cyclists</u>	<u>Superseding policy: LP26, LP29</u> <u>NPPF para: 104 – 105, 108, 110</u>
<u>Local Plan</u>	<u>T12</u>	<u>Designing for people with disabilities</u>	<u>Superseding policy: LP29</u> <u>NPPF para: 104 – 105, 110 - 112</u>
<u>Local Plan</u>	<u>T13</u>	<u>Bus Service</u>	<u>Superseding policy: LP29</u> <u>NPPF para: 104 – 105, 110 - 112</u>
<u>Local Plan</u>	<u>T14</u>	<u>Rail Service</u>	<u>Superseding policy: LP29</u> <u>NPPF para: 104 – 105, 110 - 112</u>
<u>Local Plan</u>	<u>RT1</u>	<u>Sports and recreation facilities for local communities</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 93, 98 - 103, 123</u>
<u>Local Plan</u>	<u>RT2</u>	<u>Loss of existing sports and recreation facilities</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 93, 98 - 103, 123</u>
<u>Local Plan</u>	<u>RT3</u>	<u>Protecting recreational open space</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 93, 98 - 103, 123</u>
<u>Local Plan</u>	<u>RT4</u>	<u>Amenity open space and play areas within residential development</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 93, 98 - 103, 123</u>
<u>Local Plan</u>	<u>RT5</u>	<u>Recreational facilities as part of other development</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 93, 98 - 103, 123</u>
<u>Local Plan</u>	<u>RT6</u>	<u>Sport and recreational facilities in the countryside</u>	<u>Superseding policy: LP28</u> <u>NPPF para: 84, 93, 98 - 103, 123</u>
<u>Local Plan</u>	<u>RT7</u>	<u>Noisy Sports</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>RT8</u>	<u>Motor Sports</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>RT9</u>	<u>Facilities for air sports</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>RT10</u>	<u>Golf Courses</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>RT11</u>	<u>Facilities for informal countryside recreation</u>	<u>Superseding policy: LP12</u> <u>NPPF para: 84</u>
<u>Local Plan</u>	<u>RT12</u>	<u>Footpaths and bridleways</u>	<u>Superseding policy: LP21, LP30</u>

<u>MSDC Plan</u>	<u>Saved Policy</u>	<u>Saved Policy Title</u>	<u>Replacement Local Plan Policy</u>
			<u>NPPF para: 98, 102, 103</u>
<u>Local Plan</u>	<u>RT13</u>	<u>Water-based recreation</u>	<u>Superseding policy: LP12</u> <u>NPPF para: 84</u>
<u>Local Plan</u>	<u>RT14</u>	<u>Art in public places</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>RT15</u>	<u>Safeguarding arts and entertainments venues</u>	<u>Superseding policies: LP28</u> <u>NPPF para: 83, 92</u>
<u>Local Plan</u>	<u>RT16</u>	<u>Tourism facilities and visitor attractions</u>	<u>Superseding policy: SP07, LP12</u> <u>NPPF para: 84</u>
<u>Local Plan</u>	<u>RT17</u>	<u>Serviced tourist accommodation</u>	<u>Superseding policy: LP13</u> <u>NPPF para: 84</u>
<u>Local Plan</u>	<u>RT18</u>	<u>Touring caravan and camping sites</u>	<u>Superseding policy: LP13</u> <u>NPPF para: 84</u>
<u>Local Plan</u>	<u>RT19</u>	<u>Static caravans and holiday chalets</u>	<u>Superseding policy: LP13</u> <u>NPPF para: 84</u>
<u>Local Plan</u>	<u>Prop. 16</u>	<u>Town centre park and arboretum at Milton Road, Stowmarket</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>Prop.17</u>	<u>Informal amenity area and riverside footpath at Takers Lane, Stowmarket</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>Prop.19</u>	<u>Pay and play golf course at Creeting Hill, adjacent to Beacon Hill</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>Prop.20</u>	<u>Visitor centre at Needham lake, Needham Market</u>	<u>Planning permission granted, no superseding policy</u>
<u>Local Plan</u>	<u>Prop.21</u>	<u>Water sports and recreational activities at Bramford Lake</u>	<u>Development completed</u>
<u>Local Plan</u>	<u>Prop.22</u>	<u>Water sports and recreational activities at Weybread Lake</u>	<u>Development completed</u>
<u>Local Plan</u>	<u>Prop.23</u>	<u>Extension to the Museum of East Anglian Life, Stowmarket</u>	<u>Development completed</u>
<u>Local Plan</u>	<u>Prop.24</u>	<u>Heritage centre adjacent to the Castle Mound, Eye</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>SC2</u>	<u>Septic tanks</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>SC3</u>	<u>Small sewage treatment plants</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>SC4</u>	<u>Protection of groundwater supplies</u>	<u>Superseding policy: LP15</u> <u>NPPF para: 183 - 184</u>
<u>Local Plan</u>	<u>SC6</u>	<u>Recycling centres</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>SC7</u>	<u>Siting of telecommunications equipment</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>SC8</u>	<u>Siting of new school buildings</u>	<u>Superseding policy: LP31</u> <u>NPPF para: 95</u>
<u>Local Plan</u>	<u>SC9</u>	<u>Conversion of premises to residential homes</u>	<u>Superseding policy: LP06</u> <u>NPPF para: 80</u>
<u>Local Plan</u>	<u>SC10</u>	<u>Siting of local community health services</u>	<u>Superseding policy: LP31</u>
<u>Local Plan</u>	<u>SC11</u>	<u>Accommodation for voluntary organizations</u>	<u>No superseding policy</u>
<u>Local Plan</u>	<u>Prop.25</u>	<u>Sites for new primary schools</u>	<u>No superseding policy</u>

<b><u>MSDC Plan</u></b>	<b><u>Saved Policy</u></b>	<b><u>Saved Policy Title</u></b>	<b><u>Replacement Local Plan Policy</u></b>
<b><u>Local Plan</u></b>	<b><u>SDA1</u></b>	<b><u>Programmed B1115 Relief Road</u></b>	<b><u>Development completed</u></b>
<b><u>Local Plan</u></b>	<b><u>SDA2</u></b>	<b><u>Additional sources of funding for B1115 Relief Road</u></b>	<b><u>Development completed</u></b>
<b><u>Local Plan</u></b>	<b><u>SDA3</u></b>	<b><u>Comprehensive development within the SDA</u></b>	<b><u>Development completed</u></b>
<b><u>Local Plan</u></b>	<b><u>SDA4</u></b>	<b><u>Sustainable development</u></b>	<b><u>Development completed</u></b>
<b><u>Local Plan</u></b>	<b><u>SDA5</u></b>	<b><u>Affordable housing within the SDA</u></b>	<b><u>Development completed</u></b>
<b><u>Local Plan</u></b>	<b><u>SDA6</u></b>	<b><u>Employment Land</u></b>	<b><u>Development completed</u></b>
<b><u>Local Plan</u></b>	<b><u>SDA7</u></b>	<b><u>Local Shopping facilities</u></b>	<b><u>Development completed</u></b>
<b><u>Local Plan</u></b>	<b><u>SDA8</u></b>	<b><u>Principle issues to be included in SDA obligations</u></b>	<b><u>Development completed</u></b>
<b><u>Local Plan</u></b>	<b><u>Prop.26</u></b>	<b><u>1,000 Houses in the SDA</u></b>	<b><u>Development completed</u></b>
<b><u>Local Plan</u></b>	<b><u>Prop.27</u></b>	<b><u>Land at Stowmarket is allocated as a strategic development area</u></b>	<b><u>Development completed</u></b>

## Appendix 04 – Schedule of JLP Policies

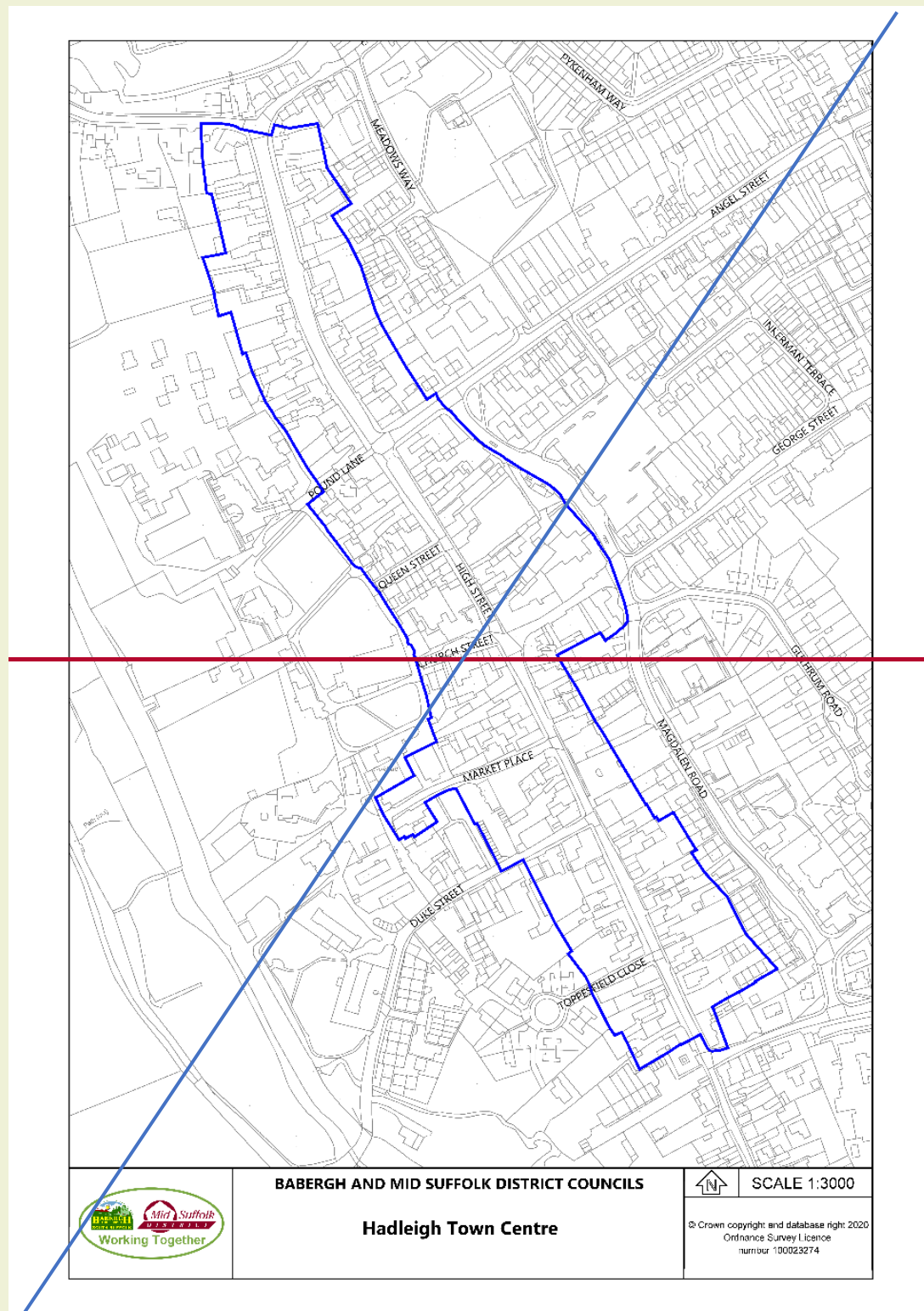
<u>New Mods JLP Ref</u>	<u>Policy title</u>
<u>SP01</u>	<u>Housing Needs</u>
<u>SP02</u>	<u>Affordable Housing</u>
<u>SP03</u>	<u>The sustainable location of new development</u>
<u>SP04</u>	<u>Provision for Gypsy and Traveller and Travelling Showpeople</u>
<u>SP05</u>	<u>Employment Land</u>
<u>SP06</u>	<u>Retail and Town Centre Uses</u>
<u>SP07</u>	<u>Tourism</u>
<u>SP08</u>	<u>Strategic Infrastructure Provision</u>
<u>SP09</u>	<u>Enhancement and Management of the Environment</u>
<u>SP10</u>	<u>Climate Change</u>
<u>LP01</u>	<u>Windfall infill development outside settlement boundaries</u>
<u>LP02</u>	<u>Residential Annexes</u>
<u>LP03</u>	<u>Residential Extensions and Conversions</u>
<u>LP04</u>	<u>Replacement Dwellings and Conversions</u>
<u>LP05</u>	<u>Rural workers dwellings</u>
<u>LP06</u>	<u>Supported and special needs housing</u>
<u>LP07</u>	<u>Community-led and rural exception housing</u>
<u>LP08</u>	<u>Self-Build and Custom-Build</u>
<u>LP09</u>	<u>Supporting a Prosperous Economy</u>
<u>LP10</u>	<u>Change from Employment Uses</u>
<u>LP11</u>	<u>Retail and Town Centres</u>
<u>LP12</u>	<u>Tourism and Leisure</u>
<u>LP13</u>	<u>Countryside Tourist Accommodation</u>
<u>LP14</u>	<u>Intensive Livestock and Poultry Farming</u>
<u>LP15</u>	<u>Environmental Protection and Conservation</u>
<u>LP16</u>	<u>Biodiversity &amp; Geodiversity</u>
<u>LP17</u>	<u>Landscape</u>

<b><u>New Mods JLP Ref</u></b>	<b><u>Policy title</u></b>
<u>LP18</u>	<u>Area of Outstanding Natural Beauty</u>
<u>LP19</u>	<u>The Historic Environment</u>
<u>LP20</u>	<u>Equestrian or similar other animal land based uses</u>
<u>LP21</u>	<u>Agricultural Land To Residential Garden Land</u>
<u>LP22</u>	<u>New Agricultural Buildings</u>
<u>LP23</u>	<u>Sustainable Construction and Design</u>
<u>LP24</u>	<u>Design and Residential Amenity</u>
<u>LP25</u>	<u>Energy Sources, Storage and Distribution</u>
<u>LP26</u>	<u>Water resources and infrastructure</u>
<u>LP27</u>	<u>Flood risk and vulnerability</u>
<u>LP28</u>	<u>Services and Facilities Within the Community</u>
<u>LP29</u>	<u>Safe, Sustainable and Active Transport</u>
<u>LP30</u>	<u>Managing Infrastructure Provision</u>
<u>LP31</u>	<u>Health and Education Provision</u>
<u>LP32</u>	<u>Developer Contributions and Planning Obligations</u>

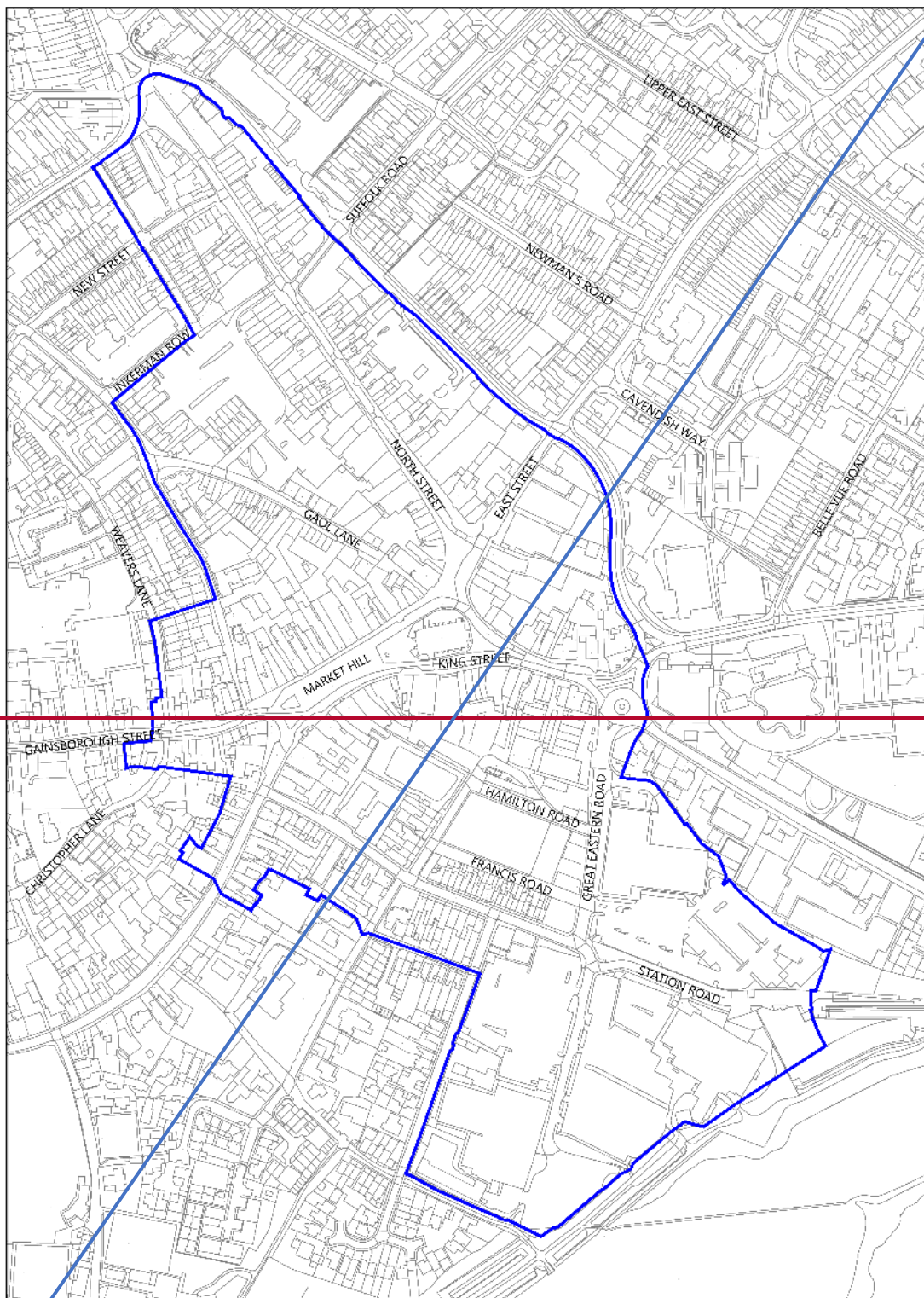
## ~~Appendix 04 – Town Centre Maps~~

### **Note – Town Centre Maps**

Please note the Town Centre boundaries themselves are unchanged, but they proposed to be removed as separate Appendix maps, and they are shown on the Policies Maps and relevant insets.







**BABERGH AND MID SUFFOLK DISTRICT COUNCILS**

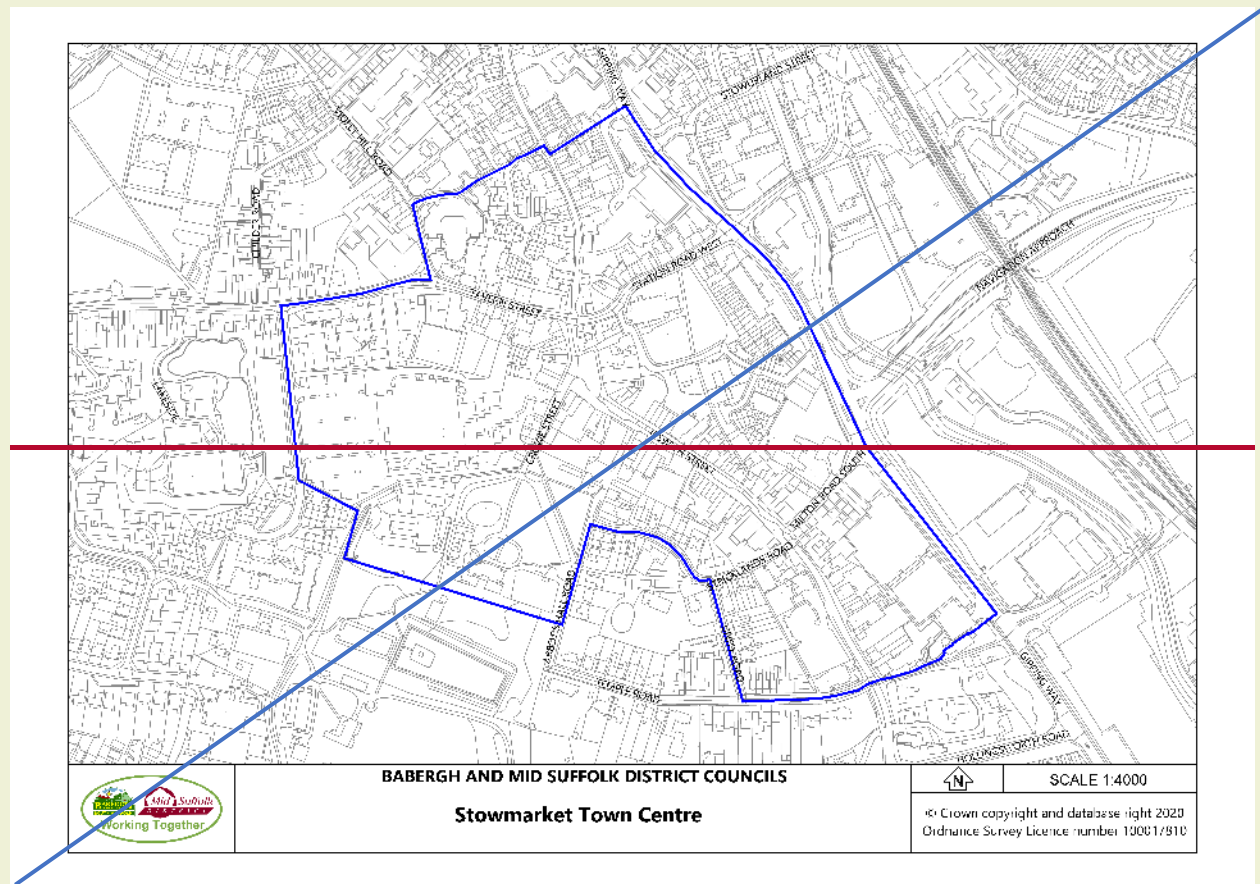
**Sudbury Town Centre**



**SCALE 1:3500**

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## LS01 – Hinterland and hamlet sites

### Policy LS01 – Hinterland and hamlet sites

The following sites are allocated under LS01 as identified on the relevant Policy Maps. Development of these sites shall be expected to comply with the relevant other policies of the Plan, and have regard to the Council's latest Infrastructure Delivery Plan for infrastructure capacity and requirements.

#### Babergh

- 1) Aldham: Land north of The Street – 5 dwellings
- 2) Aldham: Land west of Hadleigh Road – 7 dwellings
- 3) Bentley: Land west of Church Lane – 20 dwellings
- 4) Boxford: Land south of Hadleigh Road – 5 dwellings
- 5) Bures St Mary: Claypits Avenue (garages) – 5 dwellings
- 6) Chelmondiston: Land south of B1456 – 15 dwellings
- 7) Chelmondiston: Land east of Richardson Lane – 24 dwellings
- 8) Cockfield: Land north of Mackenzie Place – 51 dwellings
- 9) Cockfield: Land east of Bury Road – 10 dwellings
- 10) Elmsett: Land west of Hadleigh Road – 42 dwellings
- 11) Great Waldingfield: Land east of Valley Road – 32 dwellings
- 12) Great Waldingfield: Land south of Waldingfield Road – 20 dwellings (within parish of Chilton)
- 13) Hintlesham: Land south-east of Duke Street – 6 dwellings
- 14) Hitcham: Land west of The Causeway – 12 dwellings
- 15) Holton St Mary: Land adjacent to B1070 – 12 dwellings
- 16) Lawshall: Land east of Bury Road – 15 dwellings
- 17) Lawshall: Land south-west of Harrow Green – 5 dwellings
- 18) Lawshall: Land west of Melford Road – 5 dwellings
- 19) Nedging Tye: Land north of Ipswich Road – 9 dwellings
- 20) Raydon: Land north of Woodlands Road – 10 dwellings
- 21) Raydon: Land east of The Street – 24 dwellings
- 22) Stanstead: Land east of Upper Street – 8 dwellings
- 23) Stoke by Nayland: Land north of B1068 – 8 dwellings
- 24) Stoke by Nayland: Land south-east of Butt Road – 8 dwellings
- 25) Stoke by Nayland: Land north of Goldenlond – 10 dwellings
- 26) Stutton: Land east of Church Road – 34 dwellings
- 27) Stutton: Land north of Holbrook Road – 6 dwellings
- 28) Stutton: Land north of Manningtree Road – 14 dwellings
- 29) Tattingsstone: Land west of A137 – 5 dwellings
- 30) Wenham Magna: Council Depot – 6 dwellings
- 31) Woolverstone: Land south of Main Road – 5 dwellings
- 32) Woolverstone: Land north of Glebe Lane – 5 dwellings

#### Mid Suffolk

- 33) Ashbocking: Land west of B1077 – 15 dwellings
- 34) Badwell Ash: Land north of The Broadway – 33 dwellings
- 35) Badwell Ash: Land south of The Broadway – 13 dwellings
- 36) Badwell Ash: Land west of The Street – 21 dwellings
- 37) Badwell Ash: Land south-east of Hunston Road – 52 dwellings
- 38) Badwell Ash – Long Thurlow: Land south of Long Thurlow Road – 10 dwellings
- 39) Badwell Ash – Long Thurlow: Land north of Long Thurlow Road – 5 dwellings
- 40) Barking: Land north of Barking Road – 10 dwellings

- 41) Battisford: Land east of Bowl Road — 9 dwellings
- 42) Beyton: Land north of Tostock Road — 9 dwellings
- 43) Beyton: Land west of Church Road — 10 dwellings
- 44) Combs: Land west of Bildeston Road — 5 dwellings
- 45) Cotton: Land north of Mendlesham Road — 5 dwellings
- 46) Creeting St Mary: Land between Jacks Green Road and A14 — 43 dwellings
- 47) Creeting St Mary: Land west of Jacks Green Road — 5 dwellings
- 48) Finningham: Land south of Wickham Road — 10 dwellings
- 49) Finningham: Land west of Gissingham Road — 10 dwellings
- 50) Fressingfield: Land between Oatfields and Stradbroke Road — 18 dwellings
- 51) Great Bricett: Land south of Great Bricett Business Park — 51 dwellings
- 52) Great Finborough: Land east of Pear Tree Place — 21 dwellings
- 53) Henley: Land west of Main Road — 45 dwellings
- 54) Hessett: Land south of Hubbard's Lane — 5 dwellings
- 55) Hoxne: Land south of Denham Road — 30 dwellings
- 56) Laxfield: Land south of Framlingham Road — 49 dwellings
- 57) Laxfield: Land east of Mill Road — 13 dwellings
- 58) Mellis: Land south-west of Yaxley Road — 5 dwellings
- 59) Mendham: Land east of Withersdale Road — 6 dwellings
- 60) Metfield: Land north of B1123 — 25 dwellings
- 61) Norton: Land north of Ashfield Road — 8 dwellings
- 62) Oakley: Land south of B1118 — 5 dwellings
- 63) Oakley: Land north of B1118 — 10 dwellings
- 64) Old Newton: Land north of Falconer Avenue — 56 dwellings
- 65) Old Newton: Land south of Stowmarket Road — 64 dwellings
- 66) Old Newton: Land south of Church Road — 10 dwellings
- 67) Onehouse: Land south of Forest Road — 10 dwellings
- 68) Pettaugh: Land west of Debenham Way — 10 dwellings
- 69) Rattlesden: Land north of Top Road — 8 dwellings
- 70) Rattlesden: Land east of Mitchery Lane — 22 dwellings
- 71) Redgrave: Land south of B1113 Hall Lane — 9 dwellings
- 72) Somersham: Land west of Main Road — 30 dwellings
- 73) Stoke Ash: Land west of The Street — 8 dwellings
- 74) Stonham Earl: Land north-east of Haggars Mead — 20 dwellings
- 75) Stonham Parva: Land east of Norwich Road — 5 dwellings
- 76) Stonham Parva: Land west of Norwich Road — 5 dwellings
- 77) Thorndon: Land north of Stoke Road — 20 dwellings
- 78) Thwaite: Land south of Wickham Road — 10 dwellings
- 79) Thwaite: Land west of Church Lane — 5 dwellings
- 80) Tostock: Land west of Leys Road — 5 dwellings
- 81) Wattisfield: Land east of The Street — 8 dwellings
- 82) Westhorpe: Land north of The Street — 10 dwellings
- 83) Wetheringsett: Land east of A140 — 10 dwellings
- 84) Wetheringsett: Land north-east of The Street — 10 dwellings
- 85) Weybread: Land north-east of The Street — 15 dwellings
- 86) Wickham Skeith: Land west of Grange Road — 5 dwellings
- 87) Worlingworth: Land south of Church Road — 5 dwellings
- 88) Worlingworth: Land south of Shop Street — 26 dwellings
- 89) Yaxley: Land east of Old Ipswich Road — 15 dwellings
- 90) Yaxley: Land west of Old Ipswich Road — 20 dwellings

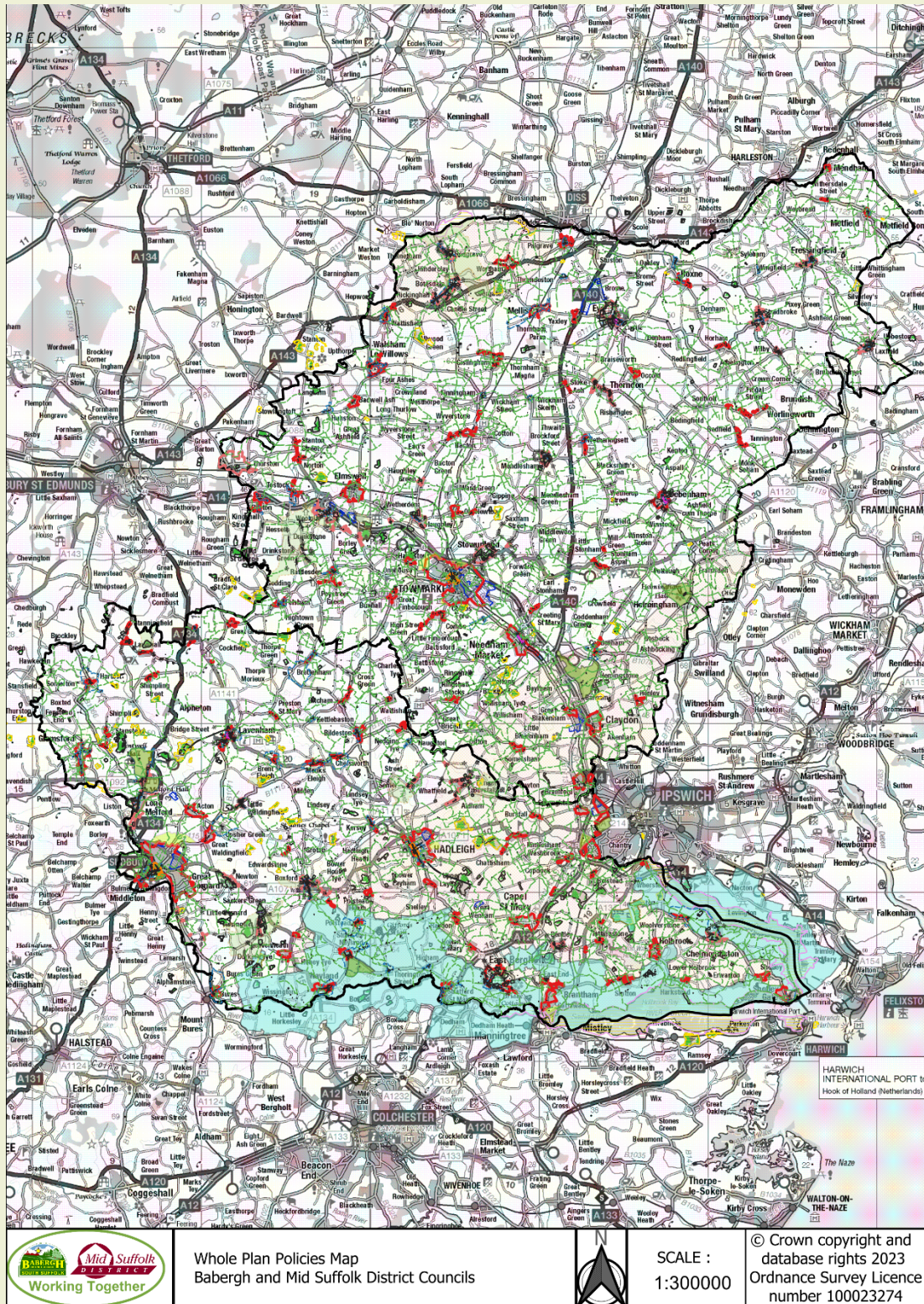
**Note – Allocations and Place Inset Policies Maps**

Please note under the proposed modifications, all Babergh District Council Place Maps and Policies and Mid Suffolk District Council Place Maps and Policies have been removed from this Part 1 document. There are no allocations policies (References LA### or LS01) in this Part 1 document.





















## Whole Plan Policies Map

For an interactive up to date Policies Map, please see the Councils websites at [www.babergh.gov.uk/jointlocalplan](http://www.babergh.gov.uk/jointlocalplan) or [www.midsuffolk.gov.uk/jointlocalplan](http://www.midsuffolk.gov.uk/jointlocalplan)















**Key**

-  Ancient Woodland
-  Area of Outstanding Natural Beauty (LP18)
-  Conservation Areas
-  County Geodiversity Sites
-  District Boundaries
-  Flood Zone 2 (LP27)
-  Flood Zone 3 (LP27)
-  Local Nature Reserves
- Listed Buildings**
-  Grade I
-  Grade II
-  Grade II\*
-  Parish Boundaries
-  Protected Habitats and Species Sites (SPA & SAC and Ramsar)
-  Protected Habitat Mitigation Zones
-  Public Rights of Way
-  Registered Parks and Gardens
-  Saved Policies Allocations (CS4,CS6, CS7, CS10, CR15, SAAP5.6, SAAP6.5, SAAP6.13, SAAP6.20)
-  Scheduled Ancient Monuments
-  Sites of Special Scientific Interest
-  Strategic Employment Sites (SP05)

For relevant settlements that also have a Neighbourhood Plan adopted, the following key should also be read for the area.

**Neighbourhood Plan Policies Key**

-  Community Facility
-  Employment Sites
-  Green Space
-  Housing Allocation
-  Local Business
-  Local Landscape Sensitivity
-  Neighbourhood Plan Viewpoints
-  Non-Designated Heritage Asset
-  Special Character Area
-  Woodland