

Babergh and Mid Suffolk Joint Local Plan- Part 1



NOVEMBER 2023

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Contents

CONTENTS	2
01 - INTRODUCTION	4
02 - BABERGH & MID SUFFOLK PROFILE, CONTEXT & KEY ISSUES	6
SECTION A –	9
OBJECTIVES AND STRATEGIC POLICIES	9
03 - VISION AND OBJECTIVES	10
KEY DIAGRAM	12
04 – IMPLEMENTATION	14
05 - DUTY TO COOPERATE	15
06 - HOUSING NEEDS & REQUIREMENTS	22
SP01 – HOUSING NEEDS.....	24
07 - AFFORDABLE HOUSING	25
SP02 – AFFORDABLE HOUSING	28
08 - THE SUSTAINABLE LOCATION OF NEW DEVELOPMENT	29
SP03 - THE SUSTAINABLE LOCATION OF NEW DEVELOPMENT	30
09 - GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE	32
SP04 – PROVISION FOR GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE	32
10 – THE ECONOMY	33
SP05 – EMPLOYMENT LAND	34
SP06 – RETAIL AND MAIN TOWN CENTRE USES	36
SP07 – TOURISM	37
11 – STRATEGIC INFRASTRUCTURE	38
SP08 – STRATEGIC INFRASTRUCTURE PROVISION.....	39
12 - PROTECTION AND MANAGEMENT OF THE ENVIRONMENT	40
SP09 –ENHANCEMENT AND MANAGEMENT OF THE ENVIRONMENT.....	45
SP10 - CLIMATE CHANGE	46
SECTION B – NON-STRATEGIC LOCAL POLICIES	47
13 LOCAL POLICIES – HOUSING	48
LP01 - Windfall infill housing development outside settlement boundaries.....	49
LP02 - Residential Annexes	50
LP03 - Residential Extensions and Conversions.....	51
LP04 - Replacement Dwellings and Conversions	52
LP05 - Rural Worker Dwellings.....	53
LP06 –Supported and Special Needs Housing	54
LP07 - Community-led and rural exception housing.....	56
LP08 - Self-Build and Custom-Build	57
14 LOCAL POLICIES – ECONOMY	58
LP09 - Supporting a Prosperous Economy	59
LP10 - Change from Employment Uses	61
LP11 - Retail and Town Centres.....	62
LP12 - Tourism and Leisure	63
LP13 – Countryside Tourist Accommodation	65
LP14 – Intensive Livestock and Poultry Farming	66
15 LOCAL POLICIES – ENVIRONMENT	68
LP15 - Environmental Protection and Conservation.....	69
LP16 - Biodiversity and Geodiversity	71
LP17 - Landscape.....	74
LP18 – Area of Outstanding Natural Beauty	76
LP19 - The Historic Environment.....	78
LP20 - Equestrian or similar other Animal Land-Based Uses	81
LP21 – Agricultural Land to Residential Garden Land	82
LP22 - New Agricultural Buildings	83

LP23 - Sustainable Construction and Design	84
LP24 - Design and Residential Amenity	87
LP25 - Energy Sources, Storage and Distribution	90
LP26 – Water resources and infrastructure	92
LP27 – Flood risk and vulnerability	94
16 LOCAL POLICIES – HEALTHY COMMUNITIES & INFRASTRUCTURE	96
LP28 - Services and Facilities Within the Community	97
LP29 - Safe, Sustainable and Active Transport.....	100
LP30 - Managing Infrastructure Provision	102
LP31 - Health and Education Provision	104
LP32 - Developer Contributions and Planning Obligations	106
KEY EVIDENCE DOCUMENTS	108
GLOSSARY	109
APPENDIX 01 - HOUSING TRAJECTORY	123
APPENDIX 02 - MONITORING FRAMEWORK.....	126
APPENDIX 03 - SCHEDULE OF SUPERSEDED POLICIES	135
APPENDIX 04 – SCHEDULE OF JLP POLICIES	149
WHOLE PLAN POLICIES MAP	151

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;
- If demonstrated by monitoring to be necessary, mitigation to address the adverse air quality effects of traffic on the integrity of protected habitats sites; and
- Any other matters which are appropriately addressed in the Part 2 Plan in the light of the monitoring of the Part 1 Plan and the circumstances at the time.

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 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 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. Together the Districts have six 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 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. *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% respectively¹. 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)². 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 many³.

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.
- 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.

¹ ONS 2016-based population projections

² ONS 2016-based population projections

³ ONS Affordability Ratio - March 2020

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 Suffolk⁴. 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 ground water quality, potable water supply and the wastewater infrastructure.

⁴ Historic England May 2016, Heritage Counts, April 2014.

SECTION A – OBJECTIVES AND STRATEGIC POLICIES

03 - Vision and Objectives

03.01 The Plan sets the 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.

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. Growth will have occurred, embedding the principles of sustainable development, balancing social, economic and environmental issues.

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.

Many communities will have adopted Neighbourhood Plans, adding to the decision-making process.

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

03.02 The objectives for the Plan are set out under four priority areas below:

Housing:

- i. Supporting the delivery of homes, including affordable housing provision.

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 and the rest of the UK.

Environment:

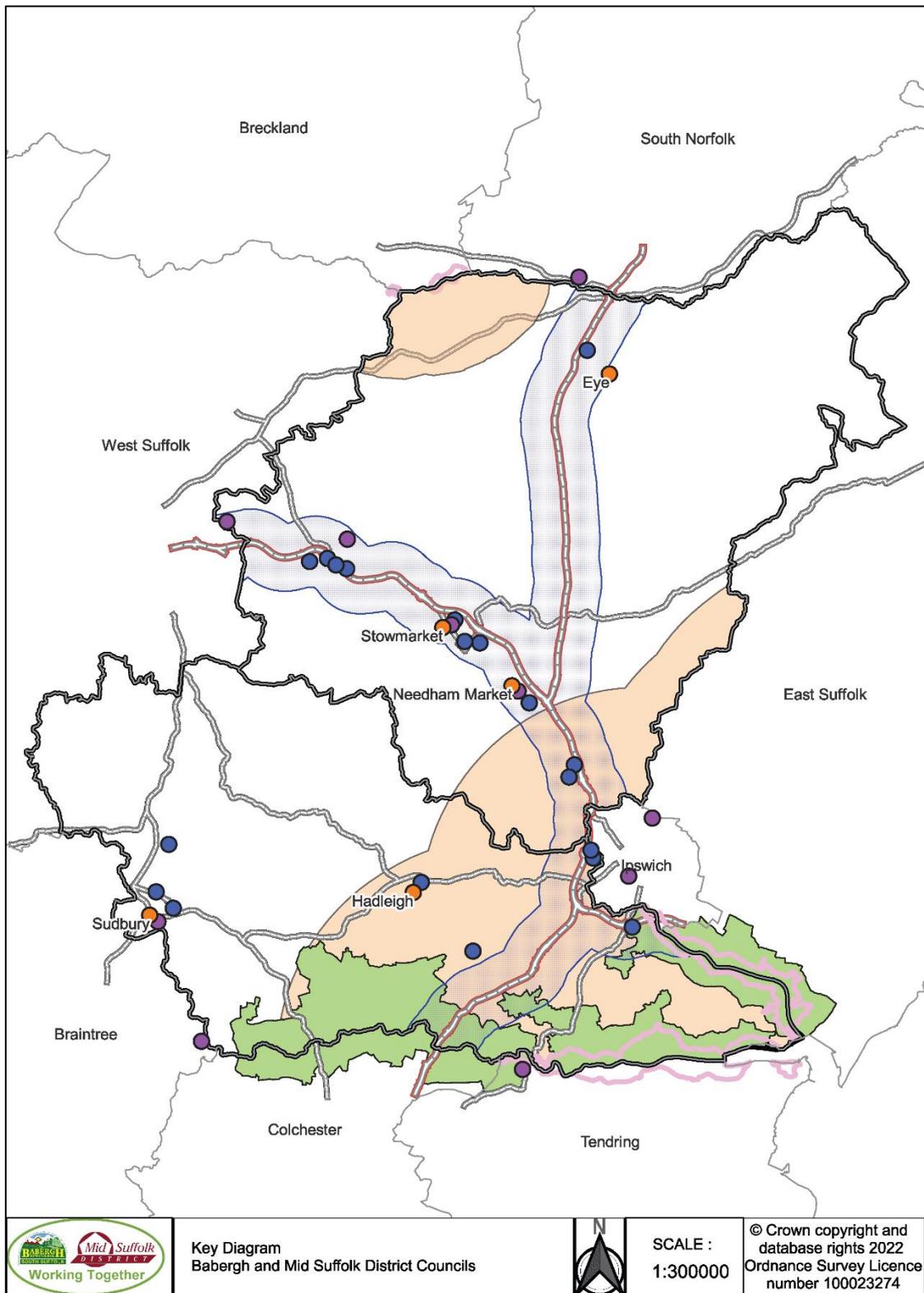
- iv. To protect and enhance environmental assets (including designated sites, landscapes, heritage, biodiversity net gains, green spaces, air and water quality, and river corridors) for current and future generations.
- v. Ensure new development avoids areas of flood risk and reduces future flood risk.
- 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 support the development of Neighbourhood Plans.

KEY DIAGRAM

03.03 The core features of the Plan area 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

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. Once Babergh and Mid Suffolk planning policies are adopted, in accordance with national planning legislation, 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)⁵.
- 04.03 In order to assess the performance and impacts of the Plan, a monitoring framework of indicators/data is 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.

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

05 - Duty to Cooperate

What is the Duty to Cooperate?

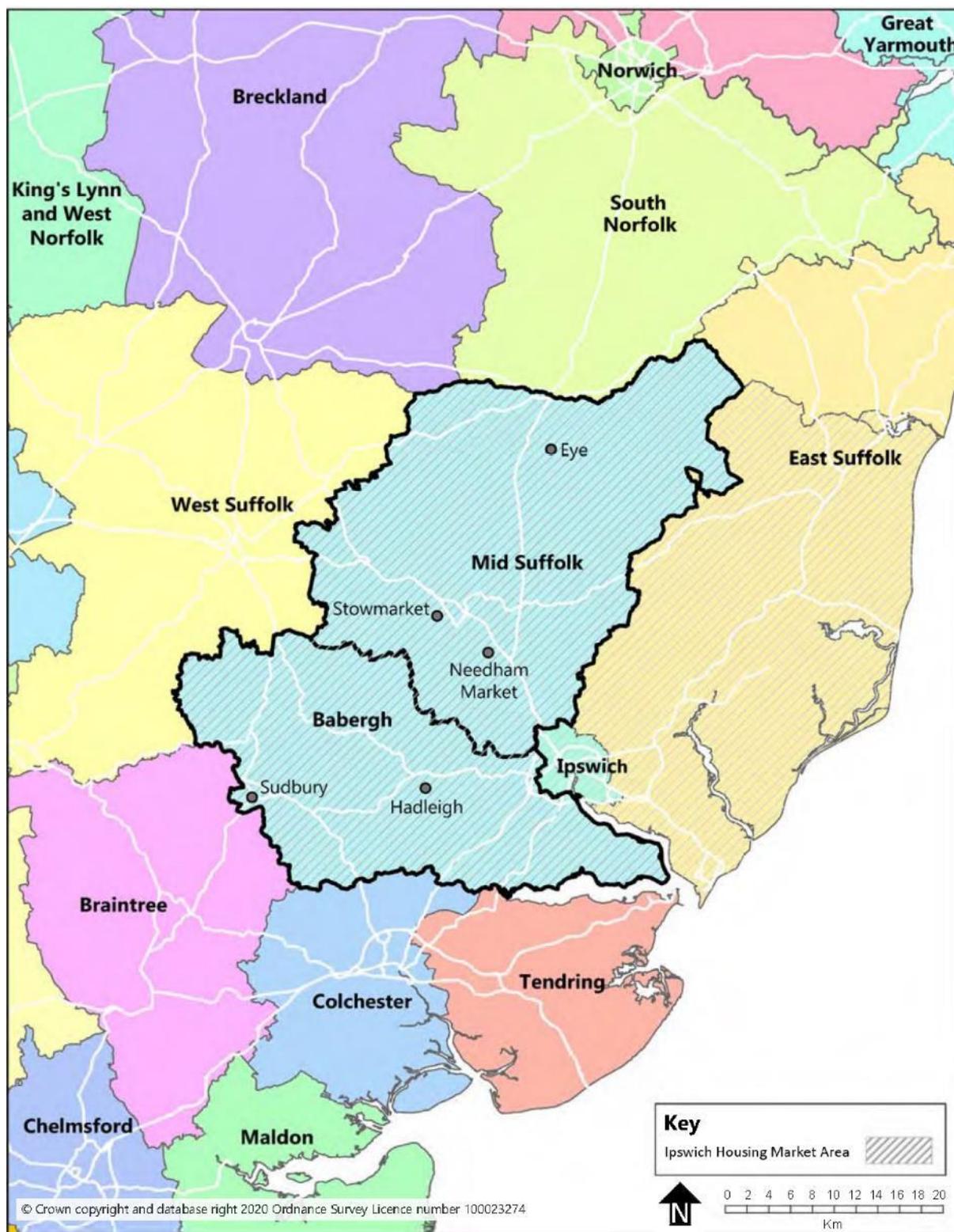
- 05.01 The Duty to Cooperate is applied to local planning authorities by Section 110 of the Localism Act 2011 and requires the Councils to apply the Duty to Cooperate in relation to planning of sustainable development. It is a prerequisite test for the Examination of Local Plan production.
- 05.02 Section 3 of the National Planning Policy Framework (NPPF) (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'⁶. 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.⁷
- 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 LPAs 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).

⁶ Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004 cited in the National Planning Policy Framework (NPPF) (2021), paragraph 17

⁷ NPPF (2021), paragraph 20



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

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

How are we going to Cooperate?

- 05.08 The Councils are cooperating on 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.

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 local authority areas of Babergh, Ipswich, Mid Suffolk and the area of the former Suffolk Coastal District Council (now part of East Suffolk 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 need⁸. 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 The Plan 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. Using the standard methodology, the local housing need for Babergh and Mid Suffolk 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 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 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 anticipate meeting their full identified local housing needs. Unmet housing need has not been identified to Babergh and Mid 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

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

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 the Plan.

- 06.06 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

	Babergh	Mid Suffolk
Annual housing need target	416	535
Total local housing need requirement (2018-2037)	7,904	10,165
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	0

* 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.

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

- 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 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 existing commitments.
- 06.08 In addition to ensuring that enough new housing is being delivered, it is important to ensure that the right mix, of tenure, size and type 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 each District-wide needs for the tenure and size of housing over the Plan period (Tables 4a and 4b). This demonstrates that the greatest need is for two, three and four-bedroom accommodation. If new evidence for each District is produced on the mix of tenure and size of housing required during the Plan period, this will be made available on the Councils' websites in due course. .

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 tenure, size and type (eg. house, bungalow, flat etc) of new housing required. Adopted Neighbourhood Plans may also set out an approach to help influence the mix of housing tenure, size and type specific to the local area so long as it is in general conformity with policies SP01 and SP02 of this Plan.

SP01 – Housing Needs

- 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) over the Plan period.**
- 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) over the Plan period.**
- 3. Across the Plan area the mix of tenure, size and type 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 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 (2021) 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 Homes⁹, 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 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 expect 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%¹⁰. Not every development will deliver affordable housing, therefore the policy requirement will need to exceed this in order to deliver this need.

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

¹⁰ The Local Housing Need is derived from the SHMA.

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

Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total by tenure
Shared ownership	134 (26.4%)	165 (32.6%)	156 (30.9%)	51 (10.1%)	506 (25.4%)
Social rent & Affordable rent	271 (27.6%)	228 (23.2%)	225 (22.9%)	259 (26.4%)	984 (49.5%)
Discount home ownership & starter homes (demand)	106 (21.3%)	173 (34.8%)	145 (29.2%)	72 (14.5%)	496 (24.9%)
Total by size	511	566	526	382	1,986
Total per annum	28	32	29	21	110

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%¹¹. Not every development will deliver affordable housing, therefore the policy requirement will need to exceed this in order to deliver this need.

Table 4b Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036

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

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.

¹¹ The Local Housing Need is derived from the SHMA.

- 07.07 Where viability assessments are submitted, the Councils will expect applicants to clearly set out all of the assumptions and evidence that go into the appraisal. The supply of information must be presented on an open book basis using the Development Appraisal Tool (DAT model)¹² 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.
- 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 of tenure and size of housing over the Plan period. In addition, communities may also produce their own up to date robust local housing needs surveys which may give a more localised view on the tenure, size and type (eg. house, bungalow, flat) of new housing required. Adopted Neighbourhood Plans may also set out an approach to help influence the mix of housing tenure, size and type specific to the local area, so long as it is in general conformity with policies SP01 and SP02 of this Plan. Regard will also be had to evidence supporting specific planning applications which convincingly demonstrates the required mix of tenure, size and/or type of housing required in the area.
- 07.11 In exceptional circumstances¹³, 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 of affordable housing should be first adjusted to secure viability and best meet the housing needs before any adjustments to the size and/or type, or as a final step, a reduction of overall affordable housing provision is considered.

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

¹³ 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.

SP02 – Affordable Housing

- 1. The Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 2,096 affordable homes in Babergh and 2,428 affordable homes in Mid Suffolk up to 2037.**
- 2. 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. 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. The mix of tenure, size and type of new affordable housing development should be informed by the relevant district needs assessment, any local housing needs survey and other relevant supporting evidence. In exceptional circumstances, where it is convincingly demonstrated, that the required provision of affordable housing is not viable, the relevant Council may agree to vary the requirement. 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 - 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.
- 08.03 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. 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.
- 08.04 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 for at least the short-medium term it is considered that the existing boundaries, applied through policy SP03, will be likely to enable the Districts' development needs to be met whilst also recognising the intrinsic character of the countryside.

SP03 - The sustainable location of new development

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 or Neighbourhood Plans 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:
 - a) the site is allocated for development, or
 - b) it is in accordance with a made Neighbourhood Plan, or
 - c) it is in accordance with one of the policies of this Plan listed in Table 5; or
 - d) 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 5 - Policies permitting development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Plan

<u>Policy/para</u>	<u>Comments</u>
<u>SP04 (1)</u>	<u>development of sites for Gypsies and Travellers and Travelling Showpeople</u>
<u>SP05 (1, 2 and 5)</u>	<u>development on strategic employment sites, at Brantham and along strategic transport corridors</u>
<u>SP07 (1 and 2)</u>	<u>sustainable tourism development where it accords with LP12 (2)</u>
<u>SP08 (1)</u>	<u>development enabling the delivery of key strategic infrastructure projects</u>
<u>LP01 (1)</u>	<u>infill housing development</u>
<u>LP02 (1)</u>	<u>residential annexes</u>
<u>LP03 (1)</u>	<u>residential extensions and conversions</u>
<u>LP04 (1 and 2)</u>	<u>replacement dwellings and conversions</u>

<u>Policy/para</u>	<u>Comments</u>
<u>LP05 (1)</u>	<u>rural worker dwellings</u>
<u>LP07 (1 and 2)</u>	<u>community-led housing and rural exception site housing</u>
<u>LP09 (2)</u>	<u>change of use to small scale employment development</u>
<u>LP10 (2)</u>	<u>change from employment use</u>
<u>LP12 (2)</u>	<u>tourism and leisure development</u>
<u>LP13 (1 and 4)</u>	<u>tourist accommodation and removal of holiday occupancy conditions</u>
<u>LP14 (1)</u>	<u>intensive livestock and poultry farming, subject to LP14 (2)</u>
<u>LP19 (3a)</u>	<u>re-use /redevelopment of a heritage asset</u>
<u>LP20 (1)</u>	<u>change of use of land for equestrian purposes or other similar animal-based uses</u>
<u>LP21 (1)</u>	<u>change of use of agricultural land to residential garden</u>
<u>LP22 (1)</u>	<u>new agricultural buildings where there is demonstrable evidence to justify the need for them</u>
<u>LP25 (1)</u>	<u>sources, storage and distribution of energy</u>
<u>LP28 (1a)</u>	<u>new accessible local services and community facilities where in accordance with LP28 (1b)</u>
<u>LP31(3)</u>	<u>new health or education facilities</u>

09 - Gypsy and Traveller and Travelling Showpeople

Context

- 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.

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.**

10 – THE ECONOMY

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

Site No.	Site Name	Total Site Area (Ha)	Vacant Land (Ha) (as at Nov 2022)
Babergh			
1	Acton – Bull Lane	11.8	0
2	Hadleigh – Lady Lane	22.9	0.5
3	Raydon – Notley Enterprise Park	11.2	0
4	Sproughton – Farthing Road	20.9	0
5	Sproughton Former Sugar Beet Factory	35.5	17.2
6	Sudbury – Chilton Industrial Estate, Delphi Site, Church Field Road and Northern Road	69.8	2.4
7	Sudbury – Wood Hall Business Park	9.4	0
8	Wherstead Business Park	7.2	0
Babergh Sub-Total		188.7	20.1

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

* 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.

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 Centres, Retail & Leisure

- 10.07 The towns in Babergh and Mid Suffolk have an important function serving district-wide catchments in the provision of shopping, employment and leisure opportunities. There is also a substantial influence from the neighbouring major retail centres of Ipswich, Bury St Edmunds and Colchester.
- 10.08 In order to maintain the vitality and viability of existing town centres, main town centre uses (as defined by the NPPF) will continue to be directed sequentially to the town centres of Sudbury, Hadleigh, Stowmarket and those defined centres in made Neighbourhood Plans.
- 10.09 The sequential approach establishes a town centre first approach for retail development with good means of accessibility supported by regular public transport. Where developments are proposed to be located on edge of centre and out of centre sites, developers will be required to provide evidence to justify the location by demonstrating there are no suitable alternative sites within or adjacent to 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.
- 10.10 Due to the historic richness of the Districts a number of town centres fall within Conservation Areas, within which development proposals will need to take into consideration the effect they may have on the historic townscape.

SP06 – Retail and Main Town Centre Uses

- 1) Proposals for new main town centre uses¹⁴ will be supported in Sudbury, Hadleigh and Stowmarket town centres (as defined on the Policies Map) and centres that are defined in made Neighbourhood Plans.**
- 2) A sequential test will be applied for proposals for main town centre uses which are neither in 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.**

¹⁴ 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].

Tourism

Policy background and explanation

- 10.11 The Tourism Sector is an important part of the Suffolk economy. Babergh and Mid Suffolk Districts 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 historic market towns of Eye, Needham Market, Stowmarket, and Sudbury. Constable Country runs along the Essex and Suffolk border in Babergh.
- 10.12 Supporting the tourism sector is essential for the Suffolk economy. Tourism in Babergh has an estimated worth of £133 million and provides 2,601 full-time equivalent (FTE) jobs (9.4% of all employment in the District). In Mid Suffolk, tourism is worth around £118 million providing 2,304 FTE jobs (7.5% of employment in the District) [Destination Research, the Economic Impact of Tourism, 2021].
- 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, sustainable tourism, as advocated in the adopted AONB Management Plans, is supported.

SP07 – Tourism

- 1) New sustainable tourism development that supports the tourism role of the settlements across Babergh and Mid Suffolk will be encouraged, where appropriate to the scale, character and nature of their locality.**
- 2) Historic, recreational and landscape-based tourism proposals that demonstrate protection of the historic and natural environment will be supported.**

11 – STRATEGIC INFRASTRUCTURE

Policy background and explanation

- 11.01 The provision of infrastructure is fundamental to maintaining the quality of life, 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. 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 include transport improvements, an education expansion programme, environmental protection of internationally important environmental designations, 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 There 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 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.
- 11.05 Monitoring of infrastructure delivery and re-assessment of infrastructure requirements will be undertaken regularly.

SP08 – Strategic Infrastructure Provision

- 1) The Councils will work with the relevant partners in supporting and enabling the delivery of key strategic infrastructure projects¹⁵ affecting both the plan area and beyond, which include:**
 - a. Infrastructure for transport (including sustainable transport modes) along the strategic transport corridors (including the delivery of the ISPA Transport Mitigation Strategy) to 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. The provision of essential water supply and water recycling infrastructure, including an upgrade from 2032 to the Hartismere water supply infrastructure network; and**
 - e. Improvements and expansions to electronic communication networks and high-quality digital infrastructure.**
- 2) All development will also need to make provision for appropriate contributions towards community infrastructure.**
- 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 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 Many communities within the Babergh and Mid Suffolk area need improvements to community infrastructure, to support growth. The Infrastructure Delivery Plan (IDP) has identified which improvements to community infrastructure are required throughout the Plan period. Development must have regard to this, to ensure that appropriate and sustainable development can be supported.

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

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 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 (2021 Para 8).
- 12.02 To 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. A framework of policies supports this strategic approach:
- a. Environmental Protection and Conservation
 - b. Biodiversity
 - c. Landscape
 - d. Historic Environment
 - e. Change of use of Land

ENVIRONMENTAL PROTECTION AND CONSERVATION

- 12.04 Babergh and Mid Suffolk have a rich and varied natural environment, including rivers, estuaries, open spaces and countryside, but some local resources are under pressure.
- 12.05 The environmental protection and conservation measures provide a managed policy framework which is adaptable and can respond to pressures through 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 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 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 Priority species and habitats.

LANDSCAPE

- 12.08 In 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 make 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 District. Legislation provides protection and guidance within these areas and both have Management 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 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 to continue to conserve and enhance the heritage assets throughout the Districts, for the benefit of all to enjoy as well as 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 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 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

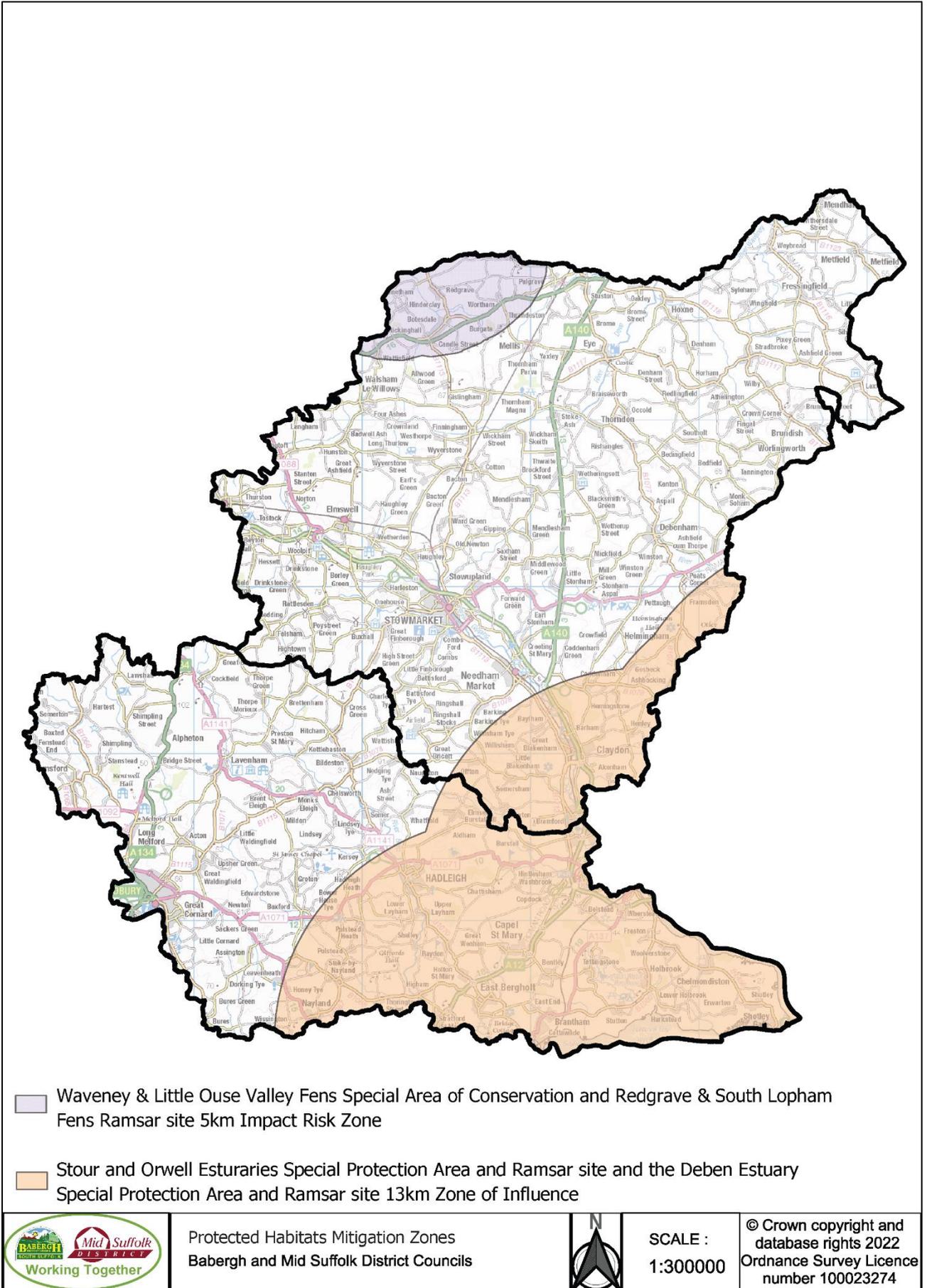
minimise any predicted increase in recreational pressure to the Habitats Sites by containing the recreation within and around the development site boundary away from Habitats Sites, in accordance with Natural England best practice advice¹⁶. Suitable Accessible Natural Green Space (SANGS) guidance¹⁷ can 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.

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.

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

¹⁶ 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).

¹⁷ Natural England SANGS guidance (Aug 2021).



- 12.17 Proposals for development will need to consider 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 Mitigation Zones').
- 12.18 Development that falls within the Impact Risk Zones for Redgrave & Lopham Fens 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.
- 12.19 The Councils will continue to work with other authorities throughout the Plan period, to ensure that the Protected Habitats Mitigation Zones, 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.
- 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, conserving and enhancing wildlife corridors and to support biodiversity net gain requirements.
- 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 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.

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.**
- 2) Development 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 Disturbance and Avoidance Mitigation Strategy. Development will otherwise need to submit separate evidence of compliance with the 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.**
- 4) Through biodiversity net gain, all development will be required to protect and enhance biodiversity ensuring the measures are resilient to climate change.**
- 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 address any mitigation measures required in the Part 2 Plan.**

Climate Change

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 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 climate 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.
- 12.26 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 adjust to life in a changing climate with the goal to reduce vulnerability to harmful effects of climate change.
- 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.

SP10 - Climate Change

- 1. The Councils will require all development to mitigate and adapt to climate change by:**
 - a. Adopting a sequential risk-based approach taking into account future-proofing measures for impacts of flooding;**
 - b. Conforming to the principle of Holistic Water Management;**
 - c. Applying existing and innovative approaches to sustainable design and construction; and**
 - d. Identifying opportunities, where appropriate, to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.**

SECTION B – NON-STRATEGIC LOCAL POLICIES (Development Management policies)

13 LOCAL POLICIES – HOUSING

LP01 - Windfall infill housing development outside settlement boundaries

Policy background and explanation

- 13.01 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 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 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.

Policy LP01 – Windfall infill housing development outside settlement boundaries

- 1. Proposals for windfall infill¹⁸ development outside settlement boundaries where there is a cluster of at least 10 well related dwellings will be acceptable, subject to compliance with all the following:**
 - 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**
 - c) The development would usually be for only one or two dwellings.**

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

LP02 - Residential Annexes

Policy background and explanation

- 13.04 The creation of annexes , whether the host dwelling is located inside, or outside settlement boundaries can create additional accommodation for a dwelling and can help to create more flexible use of the accommodation to respond to changing family circumstances over time.
- 13.05 Residential annexes should be designed so that they are ancillary in use and scale to the main dwelling unit and provide genuinely flexible accommodation that can be adapted and re-adapted to meet the changing needs of an extended family 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.
- 13.06 To meet these requirements it is essential that the main and annexe accommodation are either directly connected by an internal link or have a close spatial relationship with shared facilities and space.
- 13.07 The Councils will apply restrictive conditions or obligations to ensure annexes do not create sub-standard dwellings with inadequate standards of access, amenity and space, and potentially result in additional dwellings in unsustainable locations.

Policy LP02 - Residential Annexes

1. 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 into the main building as a single dwellinghouse when the need no longer exists.**

2. Where proposals for residential annexes are considered acceptable, planning conditions or obligations will be imposed to limit the occupation for use as an annexe, and to prevent the future use of the annexe as a separate dwelling.

LP03 - Residential Extensions and Conversions

Policy background and explanation

- 13.08 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.
- 13.09 The Councils may impose appropriate conditions or in exceptional circumstances remove permitted development rights in order to protect the amenities of adjoining occupiers.
- 13.10 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.

Policy LP03 - Residential Extensions and Conversions

- 1) Proposals for extensions to existing dwellings or conversions of buildings to ancillary use within the curtilage of residential dwellings will be supported where they:**
 - a) 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. The cumulative effects of a number of extensions or conversions within the plot will be taken into account;**
 - c) Will not unacceptably affect the amenities of neighbouring occupiers; and**
 - d) Ensure sufficient parking spaces and turning spaces (where required) are retained or provided.**

LP04 - Replacement Dwellings and Conversions

Policy background and explanation

- 13.11 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.
- 13.12 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.

Policy LP04 - Replacement Dwellings and Conversions

- 1. Proposals for replacement dwellings will be supported where the building to be replaced has a lawful use as a permanent residential dwelling.**
- 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 building.**

LP05 - Rural Worker Dwellings

Policy background and explanation

13.13 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.

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 –Supported and Special Needs Housing

Policy background and explanation

- 13.14 This policy is 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.
- 13.15 The SHMA¹⁹ identifies the population of older persons is 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. In addition to the predicted rise in the older population, it is also expected that a growing number of households will include one or more persons with a disability, and more households will contain people living with long-term health conditions.
- 13.16 The SHMA²⁰ recognises that there is an increasing need for the provision of older people accommodation; 1,369 additional specialist units will be needed in 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 from 1,591 people in Babergh, which means an additional 572 registered care accommodation spaces will be required.
- 13.17 The SHMA²¹ identifies that 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 from 1,670 people in Mid Suffolk, which means an additional 1,004 registered care accommodation spaces will be required.
- 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.
- 13.19 Supported and special needs housing must comply with Building Regulations (M4 (2)) requirements.

¹⁹ Census 2011 data cited in the Strategic Housing Market Assessment Part 2 Section 6 (Sept 2017)

²⁰ Strategic Housing Market Assessment, Appendix 6 (September 2017)

²¹ Strategic Housing Market Assessment, Appendix 6 (September 2017)

- 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 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.

Policy LP06 – Supported and Special Needs Housing

- 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).**

LP07 - Community-led and rural exception housing

Policy background and explanation

- 13.21 Local need for affordable housing may be identified through a local housing needs survey (LHNS)²².
- 13.22 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. Proposals of any scale will need to demonstrate an appropriate mix linked to identified local needs, 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.

Policy LP07 – Community-led and rural exception housing

- 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. A Rural Exception Site scheme must demonstrate that 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.**

²² 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.

LP08 - Self-Build and Custom-Build

Policy background and explanation

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, Para 62) states that LPAs should plan for the needs of those wishing to build their own homes. The Councils have 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 LP08 - 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, where in accordance with all other relevant policies in the Plan.**

14 LOCAL POLICIES – ECONOMY

LP09 - Supporting a Prosperous Economy

Policy background and explanation

- 14.01 The purpose of this section is to provide a planning framework which;
- I. Encourages the development of employment uses of the right type, in the right place.
 - II. Encourages investment by supporting the delivery of infrastructure improvements that will support the continued growth of the Port of Felixstowe and strengthen the Districts' links to the Port and the rest of the UK.
 - III. Supports the tourism sector.
 - IV. Provides flexibility to be responsive to changing behaviours, innovation and sectoral advancements to enable business to be competitive and improve productivity.

Supporting A Prosperous Economy

- 14.02 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.
- 14.03 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 LP09 - 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. Demonstrate a high standard of design;**
 - c. Where necessary, provide contributions to the enhancement of the digital infrastructure network; and**
 - d. Demonstrate a safe and suitable access for all users, sufficient on-site parking and that it will not have a severe impact on the road network.**

- 2. Change of use to small scale employment within a residential curtilage is supported where:**
 - a. There 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 create noise, dust, fumes or other emissions, outdoor storage or frequent delivery/collection that are likely to give rise to significant adverse impacts on health, quality of life or local amenity.**

LP10 - Change from Employment Uses

Policy background and explanation

Ensuring an Adequate Supply of Land and Premises for Economic Growth

- 14.04 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.
- 14.05 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.

Policy LP10 - Change from Employment Uses

1. **In order to sustain a suitable land supply to meet economic demands, proposals for development will only be approved where the proposal would not compromise ongoing employment use(s).**
2. **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 employment or community uses²³ 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 must be agreed by the 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.**

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

LP11 - Retail and Town Centres

- 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.
- 14.07 The aim of the policy is to promote competitive town centre environments that provide customer choice and a town centre offer. A threshold of 400m² 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.

Policy LP11 – Retail and Town Centres

1. **Within Town Centre Boundaries²⁴ as defined on the Policies Map development proposals should normally seek to ensure they do not eliminate separate access arrangements to upper floors, 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 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 400m², 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.

²⁴ Town Centre Boundaries are contiguous with the primary shopping areas.

LP12 - Tourism and Leisure

- 14.08 The Plan seeks to provide a diverse range of facilities and accommodation to support the leisure and tourism sectors. Tourist accommodation, particularly in permanent buildings, can sometimes come under pressure to be occupied for full time residential use. New tourist accommodation 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.
- 14.09 Proposals to remove holiday occupancy must include appropriate evidence to demonstrate that there is no demand for the tourist accommodation. The marketing evidence must be provided with details of the following:
- I. Why the property is being marketed;
 - II. The location and links to transport networks;
 - III. Advertising methods – used to market the accommodation
 - IV. Guide price/rent; and
 - V. Terms and conditions.
- 14.10 Proposals for leisure and tourist accommodation development needs to demonstrate consideration of the environmentally sensitive characteristics of the area. This includes but is not limited to: future proofing all development from the impact of climate change; conserving and enhancing heritage assets, biodiversity and geodiversity. Reference also needs to be made to the Councils' most recent Landscape Guidance and/or other relevant landscape guidance supporting Neighbourhood Plans.

Policy LP12 - Tourism and Leisure

- 1. Proposals for new tourism and leisure facilities, or improvements/extensions to existing facilities, will be supported where they:**
 - a) Improve the Districts' 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) Include facilities which are open to the wider community, to enhance both accessibility and the range of facilities available;**
 - 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 outside settlement boundaries may be supported where the proposal:**
 - a) Increases access, enjoyment and interpretation of the countryside, appropriately, sensitively and sustainably;**
 - b) Improves accessibility for existing places, which are not well served by public transport; and**
 - c) Is of an appropriate scale for their context.**

LP13 – Countryside Tourist Accommodation

Policy LP13 - Countryside Tourist Accommodation

- 1. Outside settlement boundaries, applications for tourist accommodation will be considered on an exceptional basis. In addition, applications must:
 - a) Demonstrate an overriding business need to be in that location;**
 - b) Be sympathetic to the character of the area; and**
 - c) 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.**
- 3. In addition to criterion at 1 (a – c) proposals to extend or upgrade tourism accommodation must provide a balanced mix of economic, social and environmental benefits.**
- 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 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 environments and 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. The modelling of impacts on sensitive receptors must be considered appropriate through consultation with the relevant organisation and approved by the Local Planning Authority.
- 14.14 The limitations for non-domestic water across the Districts' water resource zones (Anglian Water, and Essex & Suffolk Water [Northumbrian Water]) are a key sensitivity in Babergh and Mid Suffolk, as identified in policies SP08 and LP26. Accordingly, the availability of sufficient water resource to supply proposed intensive livestock and poultry units should be considered at an early stage.
- 14.15 Importantly, whilst an individual intensive livestock and/or poultry development may be acceptable, the cumulative impacts resulting from similar developments nearby must also be taken into account.
- 14.16 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 both new, and extensions to existing, 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) from air quality impacts identified through appropriate emission modelling and interpretation of the modelling results, and water quality impacts, using pollution prevention measures and 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 particularly on the Hartismere supply network;
- d) demonstrate that there will be no significant effects upon sensitive environmental receptors from air pollutants, through submission of appropriate 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) ensure the provision of safe and suitable access for all users, including the proportionate mitigation of any unacceptable impacts on highway safety resulting from a significant increase in traffic movements. Proposals should demonstrate their impact on HGV movements over a production cycle taking account of the origin, destination and 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

LP15 - Environmental Protection and Conservation

Policy background and explanation

- 15.01 The aim of this policy is to ensure that all developments are 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.
- 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 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 LP15 - Environmental Protection and Conservation

1. Development proposals must demonstrate appropriate consideration of the following:

2. LAND

Efficient and Effective Use of Resources/Land

- a. Previously developed land will be prioritised. Where development needs to take place on greenfield land, avoidance of the best and most versatile agricultural land should be prioritised.
- b. Make more efficient use or re-use of existing resources and reducing the lifecycle impact of building materials used in construction.
- c. 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, and daylight.

Land Contamination and Instability

- d. Where necessary, development will include measures to remediate land affected by contamination and avoid unacceptable proximity to hazardous sources.
- e. Where necessary, development will include measures to address land instability issues where identified.

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 by impact assessments where appropriate.
- b. Significant adverse amenity impacts are avoided where a proposal is located adjacent to or close to existing uses. 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.

4. WATER

- a. Comply with the relevant SCC Construction Surface Water Management Plan.
- b. Demonstrate, in a water supply management statement, protection and where practicable enhancement of groundwater, surface water features and must not lead to a deterioration in the quality of the environment to help achieve the objectives²⁵ of the Water Framework Directive.

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

LP16 - 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. 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 LP16 - Biodiversity & Geodiversity

- 1) All development must follow the biodiversity mitigation hierarchy.**
- 2) Development 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 Priority habitats and species. Enhancement for biodiversity should be commensurate with the scale of development;**
 - d) 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 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 net gain in biodiversity off-site; and

- f) Apply measures to assist with the recovery of species listed in S41 of the NERC Act 2006.**

- 3) Development which would have an adverse impact on species protected by legislation²⁶, or subsequent legislation, will not be permitted unless there is no alternative and the LPA is satisfied that suitable measures have been taken to:**
 - a. Reduce disturbance to a minimum;**
 - b. Maintain the population identified on site; and**
 - c. Provide adequate alternative habitats to sustain at least the current levels of population.**

- 4) Where appropriate, the 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.**

²⁶ 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))

LP17 - Landscape

Policy background and explanation

- 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.
- 15.20 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.
- 15.21 Landscape character assessments of the area have been carried out and provide information on the different landscape character types of the area²⁷. These assessments recognise 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.
- 15.23 Where development is visually prominent or is likely to significantly affect landscape character, production of a Landscape and Visual Appraisal (LVA) or Landscape and Visual Impact Assessment (LVIA) (as appropriate) will be required. This should inform strategic landscape masterplans and/or landscape management plans detailing mitigation proposals if required.
- 15.24 The Plan seeks to 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 they respond 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.

²⁷ Landscape Character Types as defined in The National Character Area's and The Landscape Character Assessments.

Policy LP17 - Landscape

- 1. To conserve and enhance landscape character development must:**
 - a. Integrate with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements;**
 - b. Be sensitive to the landscape and visual amenity impacts (including on dark skies and tranquil areas) on the natural environment and built character; and**
 - c. Consider the topographical cumulative impact on landscape sensitivity.**

- 2. Where significant landscape or visual impacts are likely to occur, a Landscape and Visual Appraisal (LVA) or a Landscape and Visual Impact Assessment (LVIA) must be prepared to identify ways of avoiding, reducing and mitigating any adverse effects and opportunities for enhancement.**

LP18 – Area of Outstanding Natural Beauty

- 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 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. 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.
- 15.26 The conservation of AONBs 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 LP18 – Area of Outstanding Natural Beauty

- 1. Proposals for major development²⁸ 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.**
- 2. The Councils will support non-major development within the AONBs and development within the setting²⁹ of the AONBs that:**
 - a. Gives great weight to conserving and enhancing the landscape and scenic beauty;**
 - b. Integrates positively with the character of the area and reinforces local distinctiveness of the AONBs;**
 - c. Is sensitive to the natural and built landscape and visual impacts (including on dark skies and tranquil areas);**
 - d. Supports the provision and maintenance of local services, 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 landscape character, landscape values and heritage assets in the AONBs; and**
 - 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.**

²⁸ 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”.

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

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

LP19 - The Historic Environment

Policy background and explanation

- 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.
- 15.29 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.
- 15.30 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 website³⁰.

Policy LP19 - The Historic Environment

- 1. Where an application potentially affects heritage assets, the Councils will require the applicant to submit a heritage statement that 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.**
- 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.**
- 3. The Councils will:**
 - a. Support the re-use/ redevelopment of a heritage asset, including Heritage at Risk and assets outside settlement boundaries, where it would represent a viable use, and the proposal preserves the building, its setting and any features which form part of the building's special architectural or historic interest;**
 - b. Support development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials;**
 - c. Support 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 sustained; and**
 - d. Take account of the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.**
- 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 tests³¹ 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**

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

³¹ Planning Listed Building and Conservation Area Act 1990, Sections 16, 66 and 72.

harm and significance of the asset in accordance with the relevant national policies. Harm to designated heritage assets (regardless of the level of harm) will require clear and convincing justification in line with the tests in the National Planning Policy Framework.

- 6. Proposals which potentially affect heritage assets should have regard to all relevant Historic England Advice and Guidance.**
- 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.**

LP20 - Equestrian or similar other Animal Land-Based Uses

Policy background and explanation

15.35 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.

Policy LP20 –Equestrian or similar other Animal Land-Based Uses

- 1) The use of land for equestrian purposes or other similar animal land-based uses, including the erection of buildings and equipment, may be permitted subject to:**
 - a. Applicants demonstrating that they have prioritised the re-use of existing buildings;**
 - b. 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 siting, size, scale, design, materials being suitable/appropriate for the proposed use and any proposed building or equipment (including lighting and means of enclosure) not creating a significant adverse impact on the natural and local environment or the appearance of the locality;**
 - d. Demonstrating the noise, odour or other emissions that are likely to give rise to significant adverse impact on amenity can be effectively mitigated;**
 - e. Integrating with existing features and respecting and enhancing 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**
 - f. 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.**

LP21 – 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 LP21 – 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 an adverse impact on the landscape characteristics and biodiversity of the locality;**
 - b. The proposal not resulting in the loss of trees and hedgerows which contribute to the character of the area;**
 - c. The proposal not having an unacceptable amenity impact on nearby residential occupiers; and**
 - d. The cumulative impacts of separate individual changes for similar development being acceptable.**

LP22 - New Agricultural Buildings

Policy background and explanation

15.37 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.

Policy LP22 – New Agricultural Buildings

- 1) There must be demonstrable evidence to justify the need for any proposals for new agricultural buildings outside settlement boundaries.**
- 2) The suitability and sustainability of proposals for agricultural buildings outside settlement boundaries will be subject to all the following considerations:**
 - a) 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;**
 - b) The nature of any proposal in the locality and its relationship and impacts with surroundings (including but not limited to landscape, design, habitats sites and protected species, heritage assets and their settings);**
 - c) The impact on the amenity of nearby residential occupiers; and**
 - d) The scale, nature and extent being proportionate to the purpose, function and relationship to any existing uses.**

LP23 - Sustainable Construction and Design

Policy background and explanation

- 15.38 The NPPF (2021, Para.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.
- 15.39 The NPPF advocates good design whilst optimising the potential of the site for the use of alternative heat and energy initiatives.
- 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.
- 15.41 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.
- 15.42 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. These have been updated to increase the reduction in CO₂ 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.
- 15.43 The Plan expects and actively supports developers to explore innovative ways to cut CO₂ emissions. This can include improving energy efficiency measures such as insulation, air tightness and efficient building layout, orientation and services.
- 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) 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.

- 15.45 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. 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.
- 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.
- 15.47 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 LP23 - 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. All new residential development is required to:**
 - a. Achieve reductions in CO₂ emissions for the Target Emissions Rate of new dwellings and new buildings as set out in the 2021 Edition of 2010 Building Regulations (Part L) or any subsequent more recent legislation which would lead to a greater reduction in CO₂ emissions, where practicable;**
 - b. Meet the higher water efficiency standards of 110 litres per person per day, as set out in Building Regulations Part G2 (or any subsequent more recent legislation);**
 - c. Demonstrate climate change adaptation and mitigation measures by adopting effective design principles (including shading, landscaping, site layout and building orientation);**
 - d. Be designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gain and to help buildings respond to winter and summer temperatures and incorporating flood mitigation measures;**
 - e. Provide energy efficiency measures with a proactive approach to improving on the minimum standards specified in the Building Regulations where possible;**

LP24 - Design and Residential Amenity

Policy background and explanation

- 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 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.
- 15.50 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.
- 15.51 The Plan seeks new dwellings to be designed to meet these needs using the Building for a Healthy Life design assessment framework or other similar design or equivalent replacement 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 LP24 - 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. Be designed for health, amenity, well-being and safety; and
 - d. Meet Space Standards³⁴.

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 including trees or hedgerows during and post construction;
 - d) Create/reinforce a strong design to the public realm incorporating visual signatures;
 - e) Take account of the Building for a Healthy Life design assessment framework and include good practice in design principles. Non-householder schemes 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 ;
 - f) Incorporate high levels of soft landscaping, trees and public open space that creates, and connects to, green infrastructure and networks;
 - g) Prioritise 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 long-term design principles and measures in terms of privacy 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 principles³⁵; 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.

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

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

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

LP25 - Energy Sources, Storage and Distribution

Policy background and explanation

- 15.53 The NPPF proposes that ‘the planning system should support the transition to a low carbon future in a changing climate’. Paragraph 156 of the NPPF states that Local Planning Authorities should support community-led initiatives for renewable and low carbon energy.
- 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.
- 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.
- 15.56 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.
- 15.57 The potential for new standalone technologies has not been investigated within the 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 LP25 - 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 having been fully taken into consideration and where appropriate, effectively mitigated;**
 - b. **Where renewable or low carbon energy designs are to be incorporated within a development, an integrated approach 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 infrastructure³⁶ being acceptable, 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 LPA will normally use 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 nature conservation sites³⁷, the Areas of Outstanding Natural Beauty, or the setting of heritage assets (including conservation areas), the applicant must be able to convincingly demonstrate 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.**

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

³⁷ Nature conservation sites include : SSSI, SAC, SPA, NNR, Ramsar Sites, and Local Nature Reserves

LP26 – Water resources and infrastructure

- 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.
- 15.59 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.
- 15.60 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 wastewater 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.
- 15.61 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](#).
- 15.62 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.

Policy LP26– 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;**
- 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 designated AONBs.**

LP27 – Flood risk and vulnerability

- 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.
- 15.64 Whilst neither of the 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 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.
- 15.65 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.
- 15.66 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

- 15.67 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 LP27 – 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;**
- 3. Mitigation is provided against existing and potential flood risks throughout the life of the development (including fluvial, pluvial, tidal 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;**
- 4. Above ground, appropriate SuDS are incorporated within new developments unless it can be demonstrated that ground conditions are unsuitable for such measures, and take these opportunities to provide multifunctional benefits, including biodiversity, landscape, amenity and water quality enhancement (but excluding public open space);**
- 5. Details appropriate to the scale of development are provided regarding how on-site surface water drainage will be managed so as to not cause or increase flooding elsewhere. This includes taking account of the cumulative impact of minor developments;**
- 6. Opportunities to provide betterment of greenfield runoff rates to reduce the overall risk of flooding, have been provided wherever possible;**
- 7. In circumstances requiring surface water management measures (including rain water harvesting), adequate mitigation which removes any increased flood risks and/or detrimental impacts are provided to support any planning application to the satisfaction of the Lead Local Flood Authority;**
- 8. Further indicative details of long-term maintenance, management and where appropriate adoption by an appropriate body are provided at application stage; and**
- 9. There is no unacceptable impact upon areas identified as vulnerable to coastal erosion.**

16 LOCAL POLICIES – HEALTHY COMMUNITIES & INFRASTRUCTURE

LP28 - Services and Facilities Within the Community

Policy background and explanation

- 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.
- 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.
- 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. Education and healthcare facilities are addressed in separate policies in 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. The Babergh and Mid Suffolk Open Space Assessment (May 2019) and associated online mapping together with the Leisure, Sport and Physical Activity Strategy (June 2021) provide the guidance and requirements for open space 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, informed by evidence including the Babergh and Mid Suffolk Open Space Assessment (May 2019) and associated online mapping together with the Leisure, Sport and Physical Activity Strategy (June 2021). 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. The mechanisms for the delivery of open space are set out in Policy LP32 – Developer Contributions and Planning Obligations.

Policy LP28 - Services and Facilities Within the Community

- 1. Provision of New and / or Expanded Services and Facilities**
 - a. Proposals for new accessible local services and community facilities will be supported where the proposal is well related to and meets the needs of the local community.**
 - 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.**
 - c. All development should have a high 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.**

- 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 location³⁸; or
 - b. The applicant can sufficiently demonstrate that the service or facility is not viable and is no longer performing a functional role 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 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 on a range of terms and in an appropriate format by an independent qualified assessor;
 - 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 requirements³⁹.
- 4. Conversion of community facilities or premises into residential dwelling(s) must demonstrate compliance with part 2 and part 3 above and Policy LP04.**

³⁸ For open space provision see the Open Space Assessment (as amended).

³⁹ For open space provision see the Open Space Assessment (as amended).

LP29 - Safe, Sustainable and Active Transport

Policy background and explanation

- 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.
- 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).'
- 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). It is therefore appropriate for the policy to require development contributions to provide for home to school transport where necessary.
- 16.12 The health benefits of 'Active Transport' are widely understood and supported, as such Sport England have 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.
- 16.13 Development should have regard to the most recent County Council Rights of Way Improvement Plan.

Policy LP29 - Safe, Sustainable and Active Transport

- 1) All developments will be required to demonstrate safe and suitable access for all and must prioritise sustainable and active transport and maximise the opportunities to utilise these modes in accordance with the transport hierarchy. Where possible, active travel is to be tied in with the green infrastructure network to support net environmental gains.**

- 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 guidance⁴⁰, with adequate access for servicing and emergency vehicles.**
- 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 assessment⁴¹; and**
 - b) Provide a travel plan informed by the relevant County⁴² / 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.**

⁴⁰ Currently the Suffolk Guidance for Parking (updated May 2019)

⁴¹ 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.

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

LP30 - Managing Infrastructure Provision

Policy background and explanation

- 16.14 Infrastructure is defined in each Council's Infrastructure Funding Statement and the supporting Infrastructure Delivery Plan (IDP). The provision of infrastructure is fundamental to maintaining quality of life, economic prosperity and the environmental assets of the 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.
- 16.15 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 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.
- 16.16 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 LP30 - Managing Infrastructure Provision

- 1. Planning proposals will need to have regard to the Councils' Infrastructure Delivery Plan (a living document that will be reviewed and updated during the plan period) and any responses to the proposals from infrastructure providers. All new development must be supported by, and have good access to, all necessary infrastructure⁴³. 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.**
- 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**

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

impacts if the proposal forms one of a number of growth projects in a locality and/or infrastructure catchment area.

- 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 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.**

LP31 - Health and Education Provision

Policy background and explanation

- 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, Para 95) 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 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.
- 16.18 The Councils have worked closely with SCC through the IDP to identify the educational requirements needed to accommodate growth. The IDP highlights that in order to accommodate 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 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.
- 16.19 Similarly, the Councils have 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 LP31 – 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 use is not viable in its current form, or an alternative economically viable community use(s) cannot be found;****

LP32 - Developer Contributions and Planning Obligations

Policy background and explanation

- 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.
- 16.22 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.
- 16.23 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 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 LP32 - Developer Contributions and Planning Obligations

- 1. Planning proposals will need to have regard to the Councils' Infrastructure Delivery Plan and any responses to the proposals from infrastructure providers. Applicants are required to mitigate the additional impacts their development will place on infrastructure through Planning Obligations and Community Infrastructure Levy (CIL) contributions.**
- 2. The delivery of growth 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.**
- 3. Applicants shall adhere to the Infrastructure Delivery Plan and the Infrastructure Funding Statements endorsed by the Councils detailing the types and priorities of infrastructure provision required for the 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-policy> and <https://www.midsuffolk.gov.uk/planning-policy>

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 (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 , 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, 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 Design Code to help people improve the design of new and growing neighbourhoods. Using a traffic light approach, development would be expected to achieve as many green lights as viable whilst reducing amber lights and avoiding red lights. The 12 considerations are split between three headings; 'integrated neighbourhoods', 'distinctive places' and 'streets for all'.

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, dependent upon location. The broad categories of infrastructure that CIL will be spent on are set out by the Councils in their 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'. The Joint Local Plan Part 1 will form part of 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

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 Paragraph: 001 Reference ID: 70-001-20210524)

*The criteria are set out in the guidance viewed at 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).”

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.

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 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 1,000m² 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 176 and 177 in this Framework.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was revised by the Department of Communities and Local Government on 20 July 2021, replacing the previous NPPF published in March 2012, 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.

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 and Deben Estuary. The Councils have produced a Suffolk Coast Recreational 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 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>).

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.

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 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.

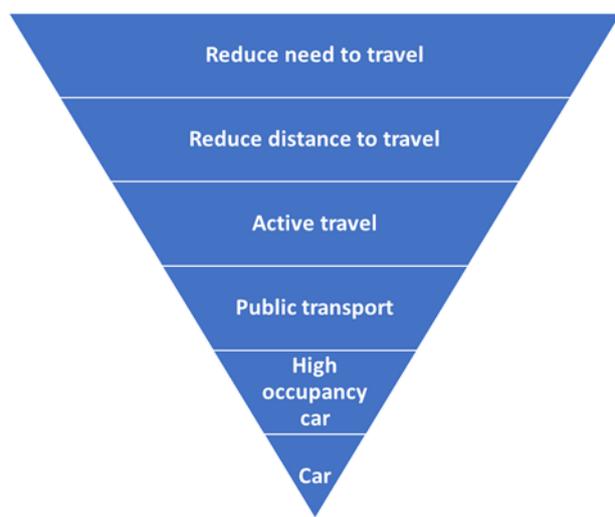
Transit Gypsy and Traveller Site

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 1st 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, 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, and Chapter 3 explains the special qualities of the area.

Wheelchair user dwellings

Wheelchair user 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. Notwithstanding the identified Shortfall in this table, the Part 2 Joint Local Plan document (and associated policies map alterations) will review the need for new housing allocations insofar as they are necessary to provide flexibility and ensure that the Plan period housing requirement (in each district) can be met.

Summarised total dwelling supply position:

	Babergh	Mid Suffolk	B&MSDC
JLP annualised housing need target	416	535	951
JLP total local housing requirement (2018-2037)	7,904	10,165	18,069
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
2018 – 2037 Shortfall (if any) to be addressed in Part 2 Plan	1,191	0	1,191

* Ref - 18/02289 (Sudbury) – 47 dwellings removed from projections as completed prior to assessment

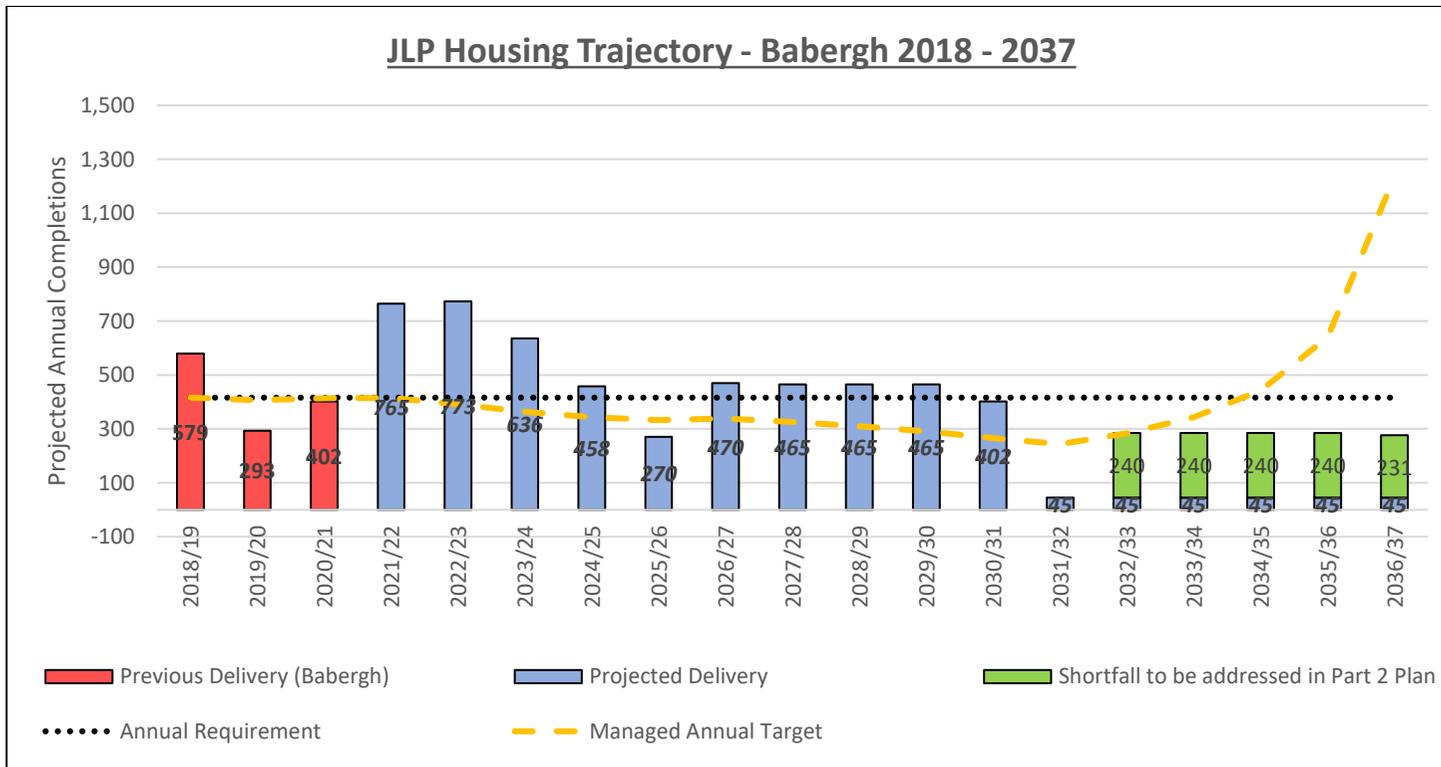
** Ref - 19/00567 (Sproughton) – 105 dwellings removed from projections due to application withdrawn

*** 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:

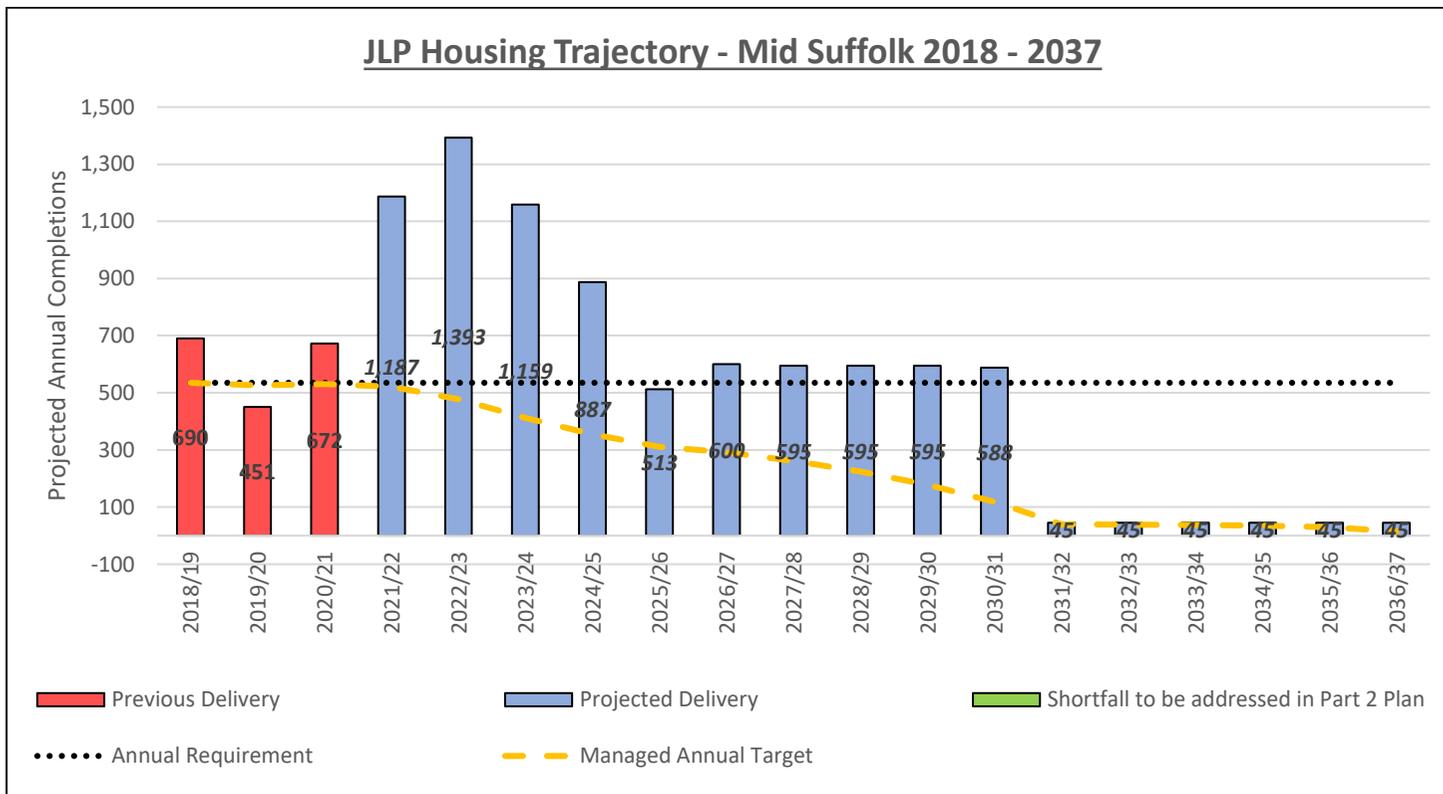
	2018 – 2020/21	2021 - 2025/26	2026 - 2036/37	Total dwellings (2018-2037)	Shortfall to be addressed in Part 2 Plan
Babergh	1,274	2,902	2,537	6,713	1,191



Mid Suffolk

Summarised dwelling trajectory position:

	2018 – 2020/21	2021 - 2025/26	2026 - 2036/37	Total dwellings (2018-2037)	Shortfall to be addressed in Part 2 Plan
Mid Suffolk	1,813	5,139	3,243	10,195	0



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

Housing Objective : i. Supporting the delivery of homes, including affordable housing provision.			
Policies	Targets	Indicators (by District)	Sources
SP01, SP02, SP03, SP04, LP01, LP02, LP03, LP04, LP05, LP06, LP07, LP08, LP24	a) Deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district (2018 – 2037).	1) Net additional new housing 2) Number of windfall homes completed 3) Local Affordability Ratio.	Babergh and Mid Suffolk (B&MSDC) monitoring of planning applications. Housing Flow Reconciliation return. Data from Registered Providers

	<p>b) Deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid Suffolk district (2018 – 2037)</p> <p>c) Ensure appropriate scheme composition across the Districts</p> <p>d) A contribution of 35% affordable housing will be required on sites of 10 or more dwellings or 0.5ha or more.</p> <p>e) The requirement for affordable housing in Babergh is 2,096 dwellings and in Mid Suffolk is 2,428 dwellings</p> <p>f) Ensure all dwellings meet minimum national space standards</p> <p>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)</p> <p>h) 572 additional registered care accommodation spaces identified for Babergh and an additional 1,004 additional care accommodation spaces for Mid Suffolk</p>	<p>4) Five-Year Housing Land Supply (expressed as a percentage and years)</p> <p>5) Housing Delivery Test (expressed as a percentage).</p> <p>6) Percentage of each dwelling type, size and tenure of development completed.</p> <p>7) Net additional affordable housing, including percentage of community-led and rural exception housing, and as percentage of total net additional new housing</p> <p>8) Number of eligible schemes not achieving 35% affordable housing</p> <p>9) Statutory Homelessness</p> <p>10) Net additional number of dwellings meeting space standards</p> <p>11) Net additional new homes built to accessible and adaptable dwelling standards (Part M4 (2)).</p> <p>12) Net additional care/nursing homes</p> <p>13) Net additional sheltered homes</p>	<p>Five-Year Housing Land Supply Statements</p> <p>Housing Delivery Test results</p> <p>B&MSDC monitoring of planning applications. Neighbourhood Plans. B&MSDC Self-build register (Strategic Housing) Data from Registered Providers</p> <p>B&MSDC Monitoring of planning applications. Neighbourhood Plans Data from Registered Providers</p> <p>DLUHC Homelessness Statistics. Data from B&MSDC Housing (Homeless Team) Service.</p> <p>B&MSDC monitoring of planning application</p> <p>Building Regulation Records</p> <p>B&MSDC monitoring of planning applications</p>
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	<p>i) Provision of rural workers accommodation/housing.</p> <p>j) Provision of Gypsy and Traveller pitch(es) in Babergh.</p> <p>k) Provision of Gypsy and Traveller pitches in Mid Suffolk</p> <p>l) Provide serviced dwelling plots for self / custom build provided as part of new development</p>	<p>14) Net gain and loss of rural workers housing with restrictions</p> <p>15) Net addition of Gypsy and Traveller pitches and travelling show people plots.</p> <p>16) Number of households registered on the 'Self-Build Register.'</p> <p>17) Number of serviced dwelling plots completed, for self/custom build.</p>	<p>B&MSDC monitoring of planning applications</p> <p>B&MSDC monitoring of planning applications.</p> <p>B&MSDC monitoring of planning applications (Information on G&T pitches from Strategic Housing)</p> <p>B&MSDC Self-build register.</p> <p>B&MSDC monitoring of planning applications</p>
<p>Economy objectives:</p> <p>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.</p> <p>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.</p>			
Policies	Targets	Indicators	Sources
<p>SP05, SP06, SP07, LP09, LP10, LP11, LP12, LP13, LP14.</p>	<p>a) To maintain designated strategic employment sites.</p> <p>b) To deliver at least 2.9ha in Babergh and 9.4ha in Mid Suffolk of</p>	<p>18) Net gain / loss per sqm of development on strategic employment sites.</p> <p>19) Net gain/ loss per sqm of employment land across the Districts.</p> <p>20) Net gain/loss per ha of employment land across the Districts.</p>	<p>B&MSDC monitoring of planning applications</p> <p>B&MSDC Economic Strategy</p> <p>B&MSDC monitoring of planning applications</p> <p>Building Control and Environmental Health Records</p>

	<p>net additional employment land between 2018 and 2037.</p> <p>c) Delivery Brantham and Sproughton regeneration sites.</p> <p>d) To ensure the vacancy rate of units in town centres for town centre uses does not exceed 15%</p> <p>e) To maintain a positive increase in value of the tourism economy in Babergh and Mid Suffolk</p>	<p>21) Occupied plots on schemes.</p> <p>22) Change of use to Use Class E within and outside of defined Town Centres and net additional Use Class E on Greenfield sites.</p> <p>23) Use Class E net gains and losses by use within town centres.</p> <p>24) Number of vacant units in town centres</p> <p>25) Net dwelling completions per annum within town centres.</p> <p>26) Tourism jobs as a percentage of total employment.</p> <p>27) Monetary value of the tourism economy</p>	<p>Town Centre Monitoring (B&MSDC) B&MSDC monitoring of planning applications</p> <p>B&MSDC monitoring of planning applications</p> <p>Town Centre Monitoring (B&MSDC)</p> <p>B&MSDC monitoring of planning applications</p> <p>ONS/ Census B&MSDC Economic Strategy</p> <p>ONS/ Census B&MSDC Economic Strategy</p>
<p>Environment objectives:</p> <p>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.</p> <p>v. Ensure new development avoids areas of flood risk and reduce future flood risk.</p> <p>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.</p>			
Policies	Targets	Indicators	Source

<p>SP08, SP09, SP10 LP15, LP16, LP17, LP18, LP19, LP20, LP21, LP22, LP23, LP25, LP26, LP27</p>	<p>a) Implementation of measures in Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).</p> <p>b) Enhancement of the condition status of 'designated sites'; namely:</p> <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSI) • Ramsar • Special Areas of Conservation (SAC) • Special Areas of Protection (SPA) • County Wildlife Sites • Local Nature Reserves <p>c) Support enhancement and creation of wildlife corridors / networks of green infrastructure.</p> <p>d) Support the delivery of biodiversity net gain.</p> <p>e) Ensure the protection of ancient/veteran trees.</p> <p>f) Ensure conservation of ancient woodland.</p>	<p>28) Specific environmental indicators to be set out in Suffolk Coast RAMS</p> <p>29) Condition status of all designated habitat sites and protected species.</p> <p>30) Net loss of designated sites and protected species.</p> <p>31) Measurable Net gain in biodiversity (10%).</p> <p>32) Net loss of ancient/veteran trees (Tree Preservation Orders).</p> <p>33) Net loss of ancient woodland</p>	<p>Monitoring of Suffolk Coast RAMS. B&MSDC monitoring of planning applications.</p> <p>Natural England designated site condition surveys. Suffolk Biodiversity Information Service. Biodiversity Action Plan (BAP).</p> <p>B&MSDC monitoring of planning applications. Natural England Habitat Network Data.</p> <p>Suffolk Biodiversity Information Service B&MSDC monitoring of planning applications.</p> <p>B&MSDC monitoring of planning applications.</p> <p>B&MSDC monitoring of planning applications.</p>
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	<p>g) Reductions in CO2 emissions of 30% below for the Target Emissions Rate for new residential development and 27% for other new buildings.</p> <p>h) Improved water efficiency standards of 110 litres or 100 litres per person per day.</p> <p>i) Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent.</p> <p>j) To minimise the impact of flood risk.</p> <p>k) To protect and increase open space provision.</p> <p>l) Support sustainable renewable, decentralised and community energy generating proposals</p>	<p>34) Percentage of permissions that meet the Target Emission Rate.</p> <p>35) Percentage of permissions that meet improved water efficiency standards.</p> <p>36) BREEAM certifications on non-residential development over 1,000 sqm</p> <p>37) Development identified in Flood zones 2 and or 3.</p> <p>38) Number of new developments incorporating Sustainable urban Drainage Systems (SuDS)</p> <p>39) Net losses or gains of open space by sq. m.</p> <p>40) Number of renewable energy schemes permitted and net additional (kW/MW) generated.</p> <p>41) Number of community-led renewable energy schemes permitted and net additional (kW/MW) generated.</p>	<p>B&MSDC monitoring of planning applications Building Control Records monitoring</p> <p>B&MSDC monitoring of planning applications Building Control Records monitoring.</p> <p>Certification evidence of the levels for BREEAM at design stage and on completion of development (Building Control)</p> <p>B&MSDC monitoring of planning applications</p> <p>B&MSDC monitoring of planning applications</p> <p>B&MSDC monitoring of planning applications.</p> <p>B&MSDC monitoring of planning applications.</p> <p>B&MSDC monitoring of planning applications.</p>
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	<p>m) Prioritise development of previously developed land (PDL).</p> <p>n) To maintain / improve air quality</p> <p>o) To ensure effective water resource and infrastructure</p> <p>p) To ensure effective wastewater treatments are provided.</p> <p>q) To ensure Areas of Outstanding Natural Beauty are appropriately protected from development.</p> <p>r) Protect and enhance heritage & archaeology assets</p>	<p>42) Net percentage of development (in hectares) taking place on previously developed land.</p> <p>43) Amount of agricultural land in hectares permitted for non-agricultural use.</p> <p>44) Air Quality Management Areas & threshold areas. Where appropriate, nitrogen dioxide and ammonia monitoring from any road 200m (from SPA [Ipswich Strategic Transport Mitigation Strategy]).</p> <p>45) Adoption of Water Resources Management Plan by water companies</p> <p>46) Number of major applications granted within the Areas of Outstanding Natural Beauty.</p> <p>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.</p>	<p>Brownfield site register and B&MSDC monitoring of planning applications</p> <p>B&MSDC monitoring of planning applications</p> <p>Environmental Health Data</p> <p>Anglian Water and Essex and Suffolk Water.</p> <p>Babergh and Mid Suffolk monitoring of planning applications</p> <p>Historic England B&MSDC Heritage Team and monitoring of planning applications.</p> <p>Neighbourhood Plan Groups / Local Lists.</p>
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		48) Number of non-designated heritage assets	
<p>Healthy Communities & Infrastructure Objectives:</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, including through the Ipswich Strategic Planning Area Transport Mitigation Strategy and the Councils' Local Cycling and Walking Infrastructure Plan (LCWIP).</p> <p>viii. 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.</p>			
Policies	Targets	Indicators	Source
SP08, SP09 LP28, LP29, LP30, LP31, LP32.	<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>c) To ensure development within the Protected Habitats Sites Mitigation Zone makes contributions to mitigate impacts on protected areas.</p> <p>d) To support and safeguard community services and facilities.</p>	<p>49) Delivery of projects within the infrastructure delivery plan by infrastructure type.</p> <p>50) Delivery of community infrastructure projects which are identified in each Council's Infrastructure Funding Statement.</p> <p>51) Delivery of projects identified through the Recreational disturbance Avoidance and Mitigation Strategy.</p> <p>52) Net loss/gain of community services and facilities.</p>	<p>Infrastructure Funding Statement ISPA Transport Mitigation Strategy monitoring. Suffolk County Council – education.</p> <p>Infrastructure Funding Statement ISPA Transport Mitigation Strategy monitoring. Babergh and Mid Suffolk Local Cycling and Walking Infrastructure Plan (B&MS LCWIP) monitoring.</p> <p>Infrastructure Funding Statement Suffolk Coast RAMS.</p> <p>B&MSDC monitoring of planning applications</p>

	<p>e) To support sites in current health and education provision use.</p> <p>f) To support delivery and effective implementation of safe, sustainable and active transport the ISPA Transport Mitigation Strategy and the Babergh & Mid Suffolk Local Cycling and Walking Infrastructure Plan.</p>	<p>53) Net change of use of land to Use Class F (either for full flexibility or one or more uses within Use Class F)</p> <p>54) Net loss/gain of health and educational uses.</p> <p>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.</p> <p>56) Percentage of journeys made by public transport or active transport.</p>	<p>B&MSDC monitoring of planning applications.</p> <p>B&MSDC monitoring of planning applications</p> <p>Infrastructure Funding Statement ISPA TMS monitoring, B&MS LCWIP monitoring. Babergh & Mid Suffolk Local Cycling and Walking Infrastructure Plan monitoring.</p> <p>SCC, ONS</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

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Core Strategy	CS1	<i>Applying the presumption in Favour of Sustainable Development in Babergh</i>	NPPF para: 7
Core Strategy	CS2	<i>Settlement Pattern Policy</i>	Superseding policy: SP03, SP05, LP01 NPPF para: 78, 79, 80, 81, 85, 120
Core Strategy	CS3	<i>Strategy for Growth and Development</i>	Superseding policy: SP03, SP05, SP06, LP01, LP11 NPPF para: 8, 11, 81, 84, 86, 105
Core Strategy	CS8	<i>Sproughton Strategic Employment Land Allocation</i>	<i>Superseding policy: SP05</i>
Core Strategy	CS9	<i>Wherstead Strategic Employment Land Allocation</i>	Superseding policy: SP05
Core Strategy	CS11	<i>Strategy for Development for Core and Hinterland Villages</i>	Superseding policy: SP03, SP05, LP12, LP01, LP11, LP12, LP28 NPPF para: 11, 78, 79
Core Strategy	CS12	<i>Sustainable Design and Construction Standards</i>	Superseding policy: LP23 NPPF para: 11, 126, 136, 157, 158
Core Strategy	CS13	<i>Renewable / Low Carbon Energy</i>	Superseding policy: LP25 NPPF para: 155, 156, 158
Core Strategy	CS14	<i>Green Infrastructure</i>	Superseding policy: LP28 NPPF para: 98, 103
Core Strategy	CS15	<i>Implementing Sustainable Development in Babergh</i>	Superseding policies: SP09, SP10, LP15 – LP19, LP23 – LP30 NPPF para: 7 – 14, 73, 104, 112, 126 - 136, 153 – 158
Core Strategy	CS16	<i>Town, Village and Local Centres</i>	Superseding policies: SP06, SP07, LP11, LP12, LP28 NPPF para: 11, 105
Core Strategy	CS17	<i>The Rural Economy</i>	Superseding policies: SP05, SP06, SP07, LP12, LP13, LP20, LP22, LP28 NPPF para: 84, 85
Core Strategy	CS18	<i>Mix and Type of Dwellings</i>	Superseding policies: SP01, LP06 NPPF para: 61 - 62, 125
Core Strategy	CS19	<i>Affordable Homes</i>	Superseding policies: SP02, LP07 NPPF para: 62 - 65, 72, 78
Core Strategy	CS20	<i>Rural Exception Sites</i>	Superseding policies: LP06 NPPF para: 65, 72, 78
Core Strategy	CS21	<i>Infrastructure Provision</i>	Superseding policies: SP08, LP30, LP31 NPPF para: 8, 41, 73, 124
Core Strategy	CS22	<i>Monitoring</i>	Superseding policy: LP32 NPPF para: 55 – 58
Local Plan	EN22	<i>Light Pollution - Outdoor Lighting</i>	Superseding policies: LP15, LP24, NPPF para: 8, 185,
Local Plan	EN26	<i>Telecommunications</i>	Superseding policy: LP30 NPPF para: 41, 114 – 118

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	HS05	<i>Replacement Dwellings</i>	Superseding policies: LP04
Local Plan	HS11	<i>Head Lane, Great Cornard</i>	No superseding policy. No superseding policy.
Local Plan	HS12	<i>William Armes Factory, Cornard Road, Sudbury</i>	Development completed. No superseding policy.
Local Plan	HS13	<i>High Bank, Melford Road, Sudbury</i>	Development completed. No superseding policy.
Local Plan	HS14	<i>Peoples Park, Sudbury</i>	Development completed. No superseding policy.
Local Plan	HS15	<i>Grays Close, Hadleigh</i>	Development completed. No superseding policy.
Local Plan	HS16	<i>Gallows Hill, Hadleigh</i>	Development completed. No superseding policy.
Local Plan	HS17	<i>Carsons Drive, Great Cornard</i>	Development commenced on site. . No superseding policy.
Local Plan	HS18	<i>Bures Road, Great Cornard</i>	Development completed. No superseding policy.
Local Plan	HS19	<i>Rotheram Road, Bildeston</i>	Development completed. No superseding policy.
Local Plan	HS20	<i>Friends Field/Tawney Rise, Bures</i>	Development completed. No superseding policy.
Local Plan	HS21	<i>Goodlands Farm, Daking Avenue, Boxford</i>	Development completed. No superseding policy.
Local Plan	HS22	<i>Folly Road, Great Waldingfield</i>	Development completed. No superseding policy.
Local Plan	HS23	<i>Church Farm, Whatfield</i>	Development completed. No superseding policy.
Local Plan	HS24	<i>Church Lane, Sproughton</i>	Planning permission granted prior to the basedate of the plan. No superseding policy.
Local Plan	HS25	<i>Land at Crownfield Road, Glemsford</i>	Development completed. No superseding policy.
Local Plan	HS28	<i>Infilling</i>	Superseding policy: SP03, LP01 NPPF para: 79
Local Plan	HS31	<i>Public Open Space (Sites of 1.5 ha and above)</i>	Superseding policy: LP31 NPPF para: 84, 93, 98 - 103, 123
Local Plan	HS32	<i>Public Open Space (New dwellings and Amended HS16 Sites up to 1.5ha)</i>	Superseding policy: LP31 NPPF para: 84, 93, 98 - 103, 123
Local Plan	HS33	<i>Extensions to Existing Dwellings</i>	Superseding policy: LP03
Local Plan	HS35	<i>Residential Annexes</i>	Superseding policy: LP02
Local Plan	HS39	<i>Special Needs Housing</i>	Superseding policy: LP06

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	HS40	<i>Special Needs Housing: Conversions/Change of Use</i>	Superseding policy: LP06
Local Plan	EM02	<i>General Employment Areas - Existing and New Allocations</i>	Superseding policy: SP05 NPPF para: 81, 83, 84
Local Plan	EM03	<i>Land to south-east of Lady Lane Hadleigh</i>	Superseding policy: SP05
Local Plan	EM04	<i>Former 'British Sugar' Sproughton</i>	Superseding policies: SP05
Local Plan	EM05	<i>Wherstead Office Park, Wherstead</i>	Superseding policy: SP05
Local Plan	EM06	<i>Land at Brantham Industrial Area</i>	Superseding policies: SP05 and Saved Policy CS10
Local Plan	EM07	<i>Land at Bures Road, Great Cornard</i>	Development completed. No superseding policy.
Local Plan	EM08	<i>Warehousing & Distribution</i>	Superseding policies: SP05, LP09 NPPF para: 83, 109
Local Plan	EM09	<i>Leisure & Sport at Employment Areas</i>	<i>No superseding policy.</i>
Local Plan	EM11	<i>Notley Enterprise Park, Raydon/Great Wenham</i>	Superseding policies: SP05, LP09
Local Plan	EM12	<i>Bull Lane/Acton Place</i>	Superseding policy: SP05
Local Plan	EM13	<i>Pond Hall Industrial Estate, Hadleigh</i>	Superseding policies: SP05, LP09
Local Plan	EM14	<i>Tentree Road, Great Waldingfield</i>	Superseding policies: SP05, LP09
Local Plan	EM15	<i>Off Brook Street, (E W Downs) Glemsford</i>	Development completed. No superseding policy.
Local Plan	EM16	<i>London Road, Capel St Mary</i>	Superseding policies: SP05, LP09
Local Plan	EM17	<i>Sprites Lane, Ipswich Western Fringe</i>	Development completed. No superseding policy.
Local Plan	EM18	<i>Land on the east bank of the River Orwell</i>	<i>No superseding policy.</i>
Local Plan	EM19	<i>High Technology Employment Provision</i>	<i>No superseding policy.</i>
Local Plan	EM20	<i>Expansion/Extension of Existing Employment Uses</i>	Superseding policy: SP05 NPPF para: 81, 84, 85
Local Plan	EM21	<i>Redundant Airfields</i>	No superseding policy
Local Plan	EM23	<i>Workshop Scale Employment Sites</i>	Superseding policy: LP09 NPPF para: 81, 84
Local Plan	EM24	<i>Retention of Existing Employment Sites</i>	Superseding policies: SP05, LP09 NPPF para: 81, 84
Local Plan	SP03	<i>Retail Development Outside Town Centres</i>	Superseding policy: LP14 NPPF para: 86, 90
Local Plan	SP04	<i>Shopping in Local Centres and Villages</i>	Superseding policies: SP06, LP11, LP28 NPPF para: 86 – 91
Local Plan	SP05	<i>Farm Shops</i>	Superseding policies: SP06, LP11, LP28 NPPF para: 84 85
Local Plan	CR02	<i>AONB Landscape</i>	Superseding policy: LP18 NPPF para: 174 - 176
Local Plan	CR04	<i>Special Landscape Areas</i>	Superseding policy: LP17 NPPF para: 130, 174 - 176
Local Plan	CR07	<i>Landscaping Schemes</i>	Superseding policy: LP17 NPPF para: 130, 174 - 176

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	CR08	<i>Hedgerows</i>	Superseding policy: LP17 NPPF para: 170
Local Plan	CR09	<i>Agricultural Reservoirs</i>	No superseding policy
Local Plan	CR10	<i>Change of use from Agricultural Land</i>	<i>Superseding policy: LP20, LP21</i>
Local Plan	CR13	<i>Removal of Agricultural Occupancy Restrictions</i>	<i>No superseding policy</i>
Local Plan	CR18	<i>Buildings in the Countryside - Non Residential</i>	<i>Superseding policy: LP22 NPPF para: 152</i>
Local Plan	CR19	<i>Buildings in the Countryside – Residential</i>	Superseding policy: SP03, LP01, LP04 NPPF para: 80, 152
Local Plan	CR22	<i>Proposed LNR Belstead</i>	No superseding policy.
Local Plan	CR24	<i>Village Schools</i>	Superseding policy: LP31 NPPF para: 95, 123
Local Plan	CN01	<i>Design Standards</i>	Superseding policies: LP23, LP24 NPPF para: 8, 80, 97, 126 - 136,
Local Plan	CN03	<i>Open Space within Settlements</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 121 123
Local Plan	CN04	<i>Design & Crime Prevention</i>	Superseding policy: LP24 NPPF para: 92, 130
Local Plan	CN06	<i>Listed Buildings - Alteration/Extension/Change of Use</i>	Superseding policy: LP19 NPPF para: 80,189 – 208
Local Plan	CN08	<i>Development in or near conservation areas</i>	Superseding policy: LP19 NPPF para: 79 80, 184 – 202 189 – 208
Local Plan	CN14	<i>Historic Parks & Gardens - National</i>	Superseding policy: LP19 NPPF para: 80, 189 – 208
Local Plan	CN15	<i>Historic Parks & Gardens - Local</i>	Superseding policy: LP19 NPPF para: 80, 189 – 208
Local Plan	RE04	<i>Quay Lane, Sudbury Open Space</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE05	<i>Shawlands Avenue, Great Cornard</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE06	<i>Small and Medium - Scale Recreation</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE07	<i>Large Scale Recreation</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE11	<i>Land between A137, A14 and The Strand, Wherstead</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE13	<i>Gt Cornard Country Park</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE14	<i>Stour & Orwell Estuaries</i>	Superseding policy: LP12 NPPF para: 84
Local Plan	RE16	<i>Land-based Sailing Facilities on Estuaries</i>	Superseding policy: LP12 NPPF para: 84
Local Plan	RE17	<i>Land-based Facilities at Alton Water</i>	Superseding policy: LP12 NPPF para: 84
Local Plan	RE18	<i>Rivers Stour and Gipping</i>	Superseding policy: LP12 NPPF para: 84
Local Plan	TP04	<i>New Cycle Links</i>	Superseding policy: LP29, LP32 NPPF para: 55 - 58, 104 - 105, 110
Local Plan	TP05	<i>New cycle Link - Sproughton</i>	No superseding policy

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	TP07	<i>Expansion of Copdock Park & Ride Facility</i>	No superseding policy
Local Plan	TP08	<i>Proposed Park and Ride-Wherstead</i>	No superseding policy
Local Plan	TP10	<i>Sudbury Western Bypass route protection</i>	No superseding policy
Local Plan	TP13	<i>Lorry Parking in Hadleigh</i>	Superseding policy: LP29 NPPF para: 104, 109
Local Plan	TP15	<i>Parking Standards - New Development</i>	Superseding policy: LP29 NPPF para: 104
Local Plan	TP16	<i>Green Travel Plans</i>	Superseding policy: LP29 NPPF para: 113
Local Plan	TP18	<i>Airports</i>	No superseding policy
Local Plan	TP19	<i>Boxford Community Car Park</i>	No superseding policy
Local Plan	SD01	<i>Principal Shopping Area</i>	Superseding policy: SP06, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD02	<i>Mixed Use Areas - Business & Service</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD03	<i>Mixed Use Areas - Shopping and Commerce</i>	Superseding policy: SP05, SP06, LP10, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD04	<i>Mixed Use Areas - Residential Development</i>	Superseding policy: LP28 NPPF para: 92, 120
Local Plan	SD05	<i>Bus/Rail Interchange</i>	No superseding policy
Local Plan	SD06	<i>Land around Bus Station & Borehamgate Precinct</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD07	<i>Land to rear of Market Hill</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD08	<i>North St/Gainsborough Rd Junction</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD10	<i>Bus Station</i>	No superseding policy
Local Plan	SD11	<i>Industrial Areas</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 87, 88, 90
Local Plan	SD13	<i>Walnut tree Hospital</i>	Site has planning permission. No superseding policy.
Local Plan	SD14	<i>Market Hill, New Service Road</i>	No superseding policy
Local Plan	SD15	<i>Alternative Hospital Site</i>	No superseding policy
Local Plan	HD01	<i>Shopping - Foodstore between Pound Lane and Bridge Street</i>	Site has planning permission. No superseding policy.
Local Plan	HD03	<i>Prime Shopping Area</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 87, 88, 90
Local Plan	HD05	<i>Hadleigh Health Centre</i>	Development completed. No superseding policy.
Local Plan	CP01	<i>Chilton Mixed Use Development Package</i>	Site has planning permission. Superseded by Saved Policy CS4
Local Plan	CP02	<i>Chilton Cemetery</i>	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123

Mid Suffolk Policies

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Stowmarket Area Action Plan SAAP	4.1	SAAP - Presumption in Favour of Sustainable Development	NPPF para: 7 – 14
SAAP	4.2	SAAP - Providing a Landscape Setting for Stowmarket	Superseding policy: LP17 NPPF para: 130, 174 - 176
SAAP	5.1	SAAP - General Retail Policies For All of The SAAP	Superseding policies: SP06, LP11, LP23, LP29 NPPF para: 130, 174 – 176
SAAP	5.2	SAAP - Principal Shopping Area (Primary and Secondary Shopping Frontages)	Superseding policy: SP06, LP11 NPPF para: 86 - 91
SAAP	5.3	SAAP - Ipswich Street	No superseding policy
SAAP	5.4	SAAP - Complementary Uses	Superseding policy: SP06, LP11 NPPF para: 86 - 91
SAAP	5.5	SAAP - Retail in The Surrounding Villages and Local Shopping Centres	Superseding policies: SP06, LP11, LP28 NPPF para: 86 - 93
SAAP	6.1	SAAP - Housing and Waste Storage	Superseding policy: LP24 NPPF para: 8, 126 - 136
SAAP	6.2	SAAP - Land Adjoining Paupers Graves, Union Road, Stowmarket	Superseding policy: LP28 NPPF para: 84, 93, 98 – 103, 123
SAAP	6.3	SAAP - Land Adjoining Church Meadows, Stowmarket	LNR - Superseding policy: LP16 and LP28, NPPF para: 84, 93, 98 – 103, 123 153, 174, 179 – 182
SAAP	6.4	SAAP - Development in The Villages	Superseding policy: SP03, LP01 NPPF para: 78 – 80
SAAP	6.6	SAAP - Stowmarket North and North-West - Development around Chilton Leys Development Brief	No superseding policy.
SAAP	6.7	SAAP - Stowmarket North and North-West - Development around Chilton Leys Paupers Graves	Superseding policy: LP28 NPPF para: 84, 93, 98 – 103, 123
SAAP	6.8	SAAP - Stowmarket North and North-West - Development around Chilton Leys Link to the A14	No superseding policy.
SAAP	6.10	SAAP - Stowmarket North and North-West - Development around Chilton Leys SAAP Stowmarket High School/relocation of the Leisure Centre	No superseding policy.
SAAP	7.1	SAAP - Sustainable Employment Sites	Superseding policies: SP05, LP09 NPPF para: 83, 109

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
SAAP	7.2	SAAP - Employment on Mixed Use Sites	No superseding policy
SAAP	7.3	SAAP - Tourism	Superseding policies: SP07, LP12 NPPF para: 83 84
SAAP	7.4	SAAP - Museum of East Anglian Life (MEAL)	Superseding policies: SP07, LP12 NPPF para: 84
SAAP	7.5	SAAP - Established Employers and Industrial	Superseding policies: SP05, LP10 NPPF para: 83
SAAP	7.6	SAAP - Narrow Mixed Use Corridor	Superseding policies: SP05, LP09, LP10 NPPF para: 83, 109
SAAP	7.7	SAAP - Local Plan Employment Allocations	Superseding policies: LP09, LP10 NPPF para: 83, 109
SAAP	7.8	SAAP - Cedars Park Employment Site	Superseding policies: LP09, LP10 NPPF para: 83, 109
SAAP	7.9	SAAP - Stowmarket Business and Enterprise Park Allocation	Superseding Policy: SP05 NPPF para: 109
SAAP	7.10	SAAP - Development Briefs	No superseding policy.
SAAP	8.1	SAAP - Developer Contributions to a Sustainable Transport network	Superseding policy: LP32 NPPF para: 55 – 58
SAAP	8.2	SAAP - A14 Trunk Road	No superseding policy
SAAP	9.1	SAAP - Biodiversity Measures	Superseding policy: LP16, NPPF para: 153, 174, 179 - 182
SAAP	9.2	SAAP - River Valleys	Superseding policies: LP16, LP17, LP18 NPPF para: 130, 153, 174, 176, 179 - 182
SAAP	9.3	SAAP - River Rattlesden	Superseding policies: LP16, LP17 NPPF para: 130, 153, 174, 176, 179 - 182
SAAP	9.4	SAAP - River Gipping	Superseding policies: LP16, LP17 NPPF para: 130, 153, 174, 176, 179 - 182
SAAP	9.5	SAAP - Historic Environment	Superseding policies: LP19 NPPF para: 80, 189 - 208, 211
SAAP	10.1	SAAP - Protection and Enhancement of Cultural Facilities	Superseding policies: LP12, LP19, LP28 NPPF para: 80, 84, 93, 98 - 103, 123, -189 - 208, 211
SAAP	10.2	SAAP - Provision of Accessible Natural Green Space	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
SAAP	10.3	SAAP - Improving the Quality of Open Space	Superseding policy: LP28 NPPF para: 84, 93, 98 – 103, 123
SAAP	11.1	SAAP - Developer Contributions to Infrastructure Delivery	Superseding policy: LP30, LP32 NPPF para: 41, 55 - 58, 73, 104, 114 116, 122
Core Strategy Focussed Review	FC1	Presumption in Favour of Sustainable Development	No superseding policy NPPF para: 7
Core Strategy Focussed Review	FC1.1	Mid Suffolk Approach to Delivering Sustainable Development	No superseding policy NPPF para: 7 - 14
Core Strategy Focussed Review	FC2	Provision and Distribution of housing	Superseding policy: SP01, SP03, LP01 NPPF para: 32

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Core Strategy Focussed Review	FC3	Supply of Employment Land	Superseding policy: SP05 NPPF para: 81, 83, 84
Core Strategy	CS1	Settlement Hierarchy	Superseding policy: SP03, LP01 NPPF para: 73, 79, 84, 120
Core Strategy	CS2	Development in the Countryside and Countryside Villages	Superseding policies: SP03, LP01 NPPF para: 79, 80
Core Strategy	CS3	Reduce Contributions to Climate Change	Superseding policies: SP10, LP23, LP25, LP26 NPPF para: 152 - 173
Core Strategy	CS4	Adapting to Climate Change	Superseding policies: SP10, LP15, LP16, LP27 NPPF para: 152 - 173
Core Strategy	CS5	Mid Suffolk's Environment	Superseding policies: LP16, LP17, LP19, LP24 NPPF para: 72, 80, 112, 126 - 136 153, 174, 176, 179 - 182, 189 - 208, 211
Core Strategy	CS6	Services and Infrastructure	Superseding policies: LP29, LP30, LP31 NPPF para: 41, 73, 104, 114, 116, 124
Core Strategy	CS7	Brown field Target	No superseding policy NPPF para: 119 - 121
Core Strategy	CS9	Density and Mix	Superseding policy: SP01, LP06 NPPF para: 92, 133
Core Strategy	CS10	Gypsy and Travellers	Superseding policy: SP04 Planning Policy for Travellers Sites
Core Strategy	CS12	Retail Provision	Superseding policy: SP06, LP11 NPPF para: 86 - 91
Local Plan	SB2	Development appropriate to its setting	Superseding policy: LP24 NPPF para: 104, 112, 126 – 136
Local Plan	SB3	Retaining visually important open spaces	Superseding policies: LP17, LP28 NPPF para: 84, 93, 98 - 103, 123, 130, 153, 174, 176,
Local Plan	GP1	Design and layout of development	Superseding policy: LP24 NPPF para: 104, 112, 126 - 136
Local Plan	GP2	Development briefs	No superseded policy.
Local Plan	Prop 1	Settlement Boundaries and Visually Important Open Spaces	Superseding policy: SP03, LP17, LP28 NPPF para: 84, 93, 98 - 103, 123, 130, 153, 174, 176
Local Plan	HB1	Protection of historic buildings	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB2	Demolition of listed buildings	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB3	Conversions and alterations to historic buildings	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB4	Extensions to listed buildings	Superseding policy: LP19 NPPF para: 80, 189 – 208
Local Plan	HB5	Preserving historic buildings through alternative uses	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB6	Securing the repair of listed buildings	Superseding policy: -LP19 NPPF para: 80, 189 – 208
Local Plan	HB7	Protecting gardens and parkland of historic interest	Superseding policy: LP19 NPPF para: 80, 189 - 208

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	HB8	<i>Safeguarding the character of conservation areas</i>	<i>Superseding policy: LP19 NPPF para: 80, 189 - 208</i>
Local Plan	HB9	<i>Controlling the demolition in conservation areas</i>	<i>Superseding policy: LP19 NPPF para: 80, 189 - 208</i>
Local Plan	HB10	<i>Advertisements in conservation areas</i>	<i>Superseding policy: LP19 NPPF para: 80, 136, 189 – 208</i>
Local Plan	HB13	<i>Protecting ancient monuments</i>	<i>Superseding policy: LP19 NPPF para: 80, 189 - 208</i>
Local Plan	HB14	<i>Ensuring archaeological remains are not destroyed</i>	<i>Superseding policy: LP19 NPPF para: 80, 189 – 208</i>
Local Plan	H2	<i>Housing development in towns</i>	<i>Superseding policy: SP03 LP01 NPPF para: 11, 65, 105, 125</i>
Local Plan	H3	<i>Housing development in villages</i>	<i>Superseding policies: SP03, LP01 NPPF para: 11, 65, 79, 105, 125</i>
Local Plan	H4	<i>Provision for affordable housing in larger schemes</i>	<i>Superseding policies: SP02 NPPF para: 62 - 65, 72, 78</i>
Local Plan	H5	<i>Affordable housing in countryside</i>	<i>Superseding policies: SP02, LP07 NPPF para: 62 - 65, 72, 78</i>
Local Plan	H7	<i>Restricting housing development unrelated to needs of countryside</i>	<i>Superseding policy: SP03, LP01 NPPF para: 79, 80</i>
Local Plan	H8	<i>Replacement dwellings in the countryside</i>	<i>Superseding policy: LP04</i>
Local Plan	H9	<i>Conversion of rural buildings to dwellings</i>	<i>Superseding policy: LP03 NPPF para: 80</i>
Local Plan	H10	<i>Dwellings for key agricultural workers</i>	<i>Superseding policy: LP05 NPPF para: 80</i>
Local Plan	H11	<i>Residential caravans and other mobile homes</i>	<i>Superseding policy: SP03, LP01 NPPF para: 62</i>
Local Plan	H13	<i>Design and layout of housing development</i>	<i>Superseding policy: LP24 NPPF para: 97, 104, 112, 126 – 136</i>
Local Plan	H14	<i>A range of house types to meet different accommodation needs</i>	<i>Superseding policies: SP01, LP06 NPPF para: 92, 133</i>
Local Plan	H15	<i>Development to reflect local characteristics</i>	<i>Superseding policies: LP24 NPPF para: 104, 112, 126 – 136</i>
Local Plan	H16	<i>Protecting existing residential amenity</i>	<i>Superseding policy: LP15, LP24 NPPF para: 119, 174</i>
Local Plan	H17	<i>Keeping residential development away from pollution</i>	<i>Superseding policy: LP15, LP24 NPPF para: 174, 185, 188</i>
Local Plan	H18	<i>Extensions to existing dwellings</i>	<i>Superseding policy: LP03</i>
Local Plan	H19	<i>Accommodation for special family needs</i>	<i>Superseding policy: LP02, LP06</i>
Local Plan	Prop.5	<i>Housing development at: Lime House Quarry Site, Church Lane, Claydon and Reeds Way, Stowupland</i>	<i>Developments completed</i>
Local Plan	CL2	<i>Development within special landscape areas</i>	<i>Superseding policy: LP17 NPPF para: 130, 174 - 176</i>

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	CL3	Major utility installations and power lines in countryside	Superseding policy: LP25 NPPF para: 114 – 118
Local Plan	CL5	Protecting existing woodland	Superseding policies: LP16, LP17 NPPF para: 130, 153, 174, 179 – 182
Local Plan	CL6	Tree preservation orders	No superseding policy
Local Plan	CL8	Protecting wildlife habitats	Superseding policy: LP16, NPPF para: 153, 174, 179 – 182
Local Plan	CL9	Recognised wildlife areas	Superseding policy: LP16, NPPF para: 153, 174, 179 – 182
Local Plan	CL11	Retaining high quality agricultural land	Superseding policy: LP15 NPPF para: 174
Local Plan	CL12	The effects of severance upon existing farms	No superseding policy
Local Plan	CL13	Siting and design of agricultural buildings	Superseding policy: LP22 NPPF para: 84
Local Plan	CL14	Use of materials for agricultural buildings and structures	No superseding policy
Local Plan	CL15	Livestock buildings and related development	Superseding policy: LP22 NPPF para: 84
Local Plan	CL16	Central grain stores, feed mills and other bulk storage	Superseding policy: LP22 NPPF para 84
Local Plan	CL17	Principles for farm diversification	Superseding policy: LP09, LP13, LP20 NPPF para: 84
Local Plan	CL18	Change of Use for agricultural and other rural buildings to non-residential uses	Superseding policy: LP13, LP20 NPPF para: 84
Local Plan	CL19	Farm Shops	Superseding policy: LP11, LP28 NPPF para: 84
Local Plan	CL20	Garden Centres	Superseding policy: LP11, LP28 NPPF para: 84
Local Plan	CL21	Facilities for horse riding	Superseding policy: LP20 NPPF para: 84
Local Plan	CL22	Advertisements in a countryside setting	No superseding policy NPPF para: 136
Local Plan	CL23	After use of sites following mineral extraction	No superseding policy
Local Plan	CL24	Wind Turbines in the countryside	Superseding policy: LP25 NPPF para: 155 – 158
Local Plan	Prop.6	Existing Special Landscape Areas (SLA)	Superseding policy: LP17 NPPF para: 130, 174 - 176
Local Plan	Prop.7	New Special Landscape Areas and extensions to existing SLAs	Superseding policy: LP17 NPPF para: 130, 174 – 176
Local Plan	E2	Industrial uses on allocated sites	Superseding policies: SP05, LP09, LP10 NPPF para: 81, 83, 109
Local Plan	E3	Warehousing, storage, distribution and haulage depots	Superseding policies: LP09 NPPF para: 81, 83, 109
Local Plan	E4	Protecting existing industrial/business areas for employment generating uses	Superseding policies: SP05, LP10 NPPF para: 81, 83

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	E5	<i>Change of Use within existing industrial/commercial areas</i>	<i>Superseding policies: SP05, LP09 NPPF para: 81, 83</i>
Local Plan	E6	<i>Retention of use within existing industrial/commercial areas</i>	<i>Superseding policies: SP05, LP09, LP10 NPPF para: 81, 83</i>
Local Plan	E7	<i>Non-conforming industrial uses</i>	<i>Superseding policy: LP09 NPPF para: 81</i>
Local Plan	E8	<i>Extensions to industrial and commercial premises</i>	<i>Superseding policies: SP05, LP09 NPPF para: 81, 83</i>
Local Plan	E9	<i>Location of new businesses</i>	<i>Superseding policy: SP05, LP09 NPPF para: 81, 84</i>
Local Plan	E10	<i>New Industrial and commercial development in the countryside</i>	<i>Superseding policy: SP05, LP09 NPPF para: 81, 84, 85</i>
Local Plan	E11	<i>Re-use and adaption of agricultural and other rural buildings</i>	<i>Superseding policy: LP03, LP09, LP20 NPPF para: 81, 84, 85</i>
Local Plan	E12	<i>General principles for location, design and layout</i>	<i>Superseding policy: SP05, LP09, LP24, LP29 NPPF para: 84, 130</i>
Local Plan	Prop.8	<i>New sites for industrial and commercial development</i>	<i>Superseding policy: SP05, LP09 NPPF para: 81 – 83</i>
Local Plan	Prop.9	<i>New land for warehousing, storage and distribution</i>	<i>Superseding policy: SP05, LP09 NPPF para: 83, 109</i>
Local Plan	S3	<i>Amusement Centres</i>	<i>Superseding policy: LP12 NPPF para: 84</i>
Local Plan	S4	<i>Avoiding the loss of residential accommodation</i>	<i>Superseding policy: SP06, LP11 NPPF para 87, 88, 89</i>
Local Plan	S5	<i>Living accommodation above shops and other commercial premises</i>	<i>Superseding policy: SP06, LP11 NPPF para: 120</i>
Local Plan	S6	<i>Provision of office accommodation</i>	<i>Superseding policy: LP09, LP11 NPPF para: 81 - 83, 86 - 88, 91</i>
Local Plan	S7	<i>Provision of local shops</i>	<i>Superseding policy: LP10, LP28 NPPF para: 87 – 93</i>
Local Plan	S8	<i>Shop front design</i>	<i>No superseding policy</i>
Local Plan	S9	<i>Retaining traditional shop fronts</i>	<i>No superseding policy</i>
Local Plan	S10	<i>Convenience good store</i>	<i>Superseding policy: SP06, LP11, LP28 NPPF para: 87 – 93</i>
Local Plan	S11	<i>Retail warehousing</i>	<i>Superseding policy: SP06, LP09 NPPF: 86 - 91</i>
Local Plan	S12	<i>Retail on industrial estates and commercial sites</i>	<i>Superseding policy: SP05, LP09, LP10, LP11 NPPF para: 81, 83, 86, 88, 90, 91</i>
Local Plan	S13	<i>Ancillary retail uses</i>	<i>Superseding policy: SP06, LP09, LP10, LP11 NPPF para: 86 - 91, 130</i>

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	Prop. 10	Principal shopping areas for Stowmarket, Eye, Needham Market and Debenham	Superseding policy: SP06, LP11 NPPF para: 86 - 91
Local Plan	Prop. 11	Primary and secondary shopping frontage	Superseding policy: SP06, LP11 NPPF para: 86 - 91
Local Plan	T1	Environmental impact of major road schemes	Superseding policy: SP08, SP09, SP10, LP15 NPPF para: 174,
Local Plan	T2	Minor Highway improvements	Superseding policy: LP30 NPPF para: 104 – 105, 111 - 113
Local Plan	T4	Planning Obligations and highway infrastructure	Superseding policy: LP30, LP32 NPPF para: 41, 55 - 58, 73, 104, 124
Local Plan	T5	Financial contributions to B1115 Relief road	Development completed.
Local Plan	T6	Petrol filling stations and other road side services	Superseding policy: LP09 NPPF para: 81, 83
Local Plan	T7	Provision of public car parking	Superseding policy: LP29 NPPF para: 104 - 105
Local Plan	T8	Lorry parking facilities in towns	Superseding policy: LP29 NPPF para: 104 – 105, 109,
Local Plan	T9	Parking Standards	Superseding policy: LP29 NPPF para: 104
Local Plan	T10	Highway considerations in development	Superseding policy: LP26, LP29 NPPF para: 104 – 105, 111 - 113
Local Plan	T11	Facilities for pedestrians and cyclists	Superseding policy: LP26, LP29 NPPF para: 104 – 105, 108, 110
Local Plan	T12	Designing for people with disabilities	Superseding policy: LP29 NPPF para: 104 – 105, 110 - 112
Local Plan	T13	Bus Service	Superseding policy: LP29 NPPF para: 104 – 105, 110 - 112
Local Plan	T14	Rail Service	Superseding policy: LP29 NPPF para: 104 – 105, 110 - 112
Local Plan	RT1	Sports and recreation facilities for local communities	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT2	Loss of existing sports and recreation facilities	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT3	Protecting recreational open space	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT4	Amenity open space and play areas within residential development	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT5	Recreational facilities as part of other development	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT6	Sport and recreational facilities in the countryside	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT7	Noisy Sports	No superseding policy
Local Plan	RT8	Motor Sports	No superseding policy
Local Plan	RT9	Facilities for air sports	No superseding policy
Local Plan	RT10	Golf Courses	No superseding policy
Local Plan	RT11	Facilities for informal countryside recreation	Superseding policy: LP12 NPPF para: 84
Local Plan	RT12	Footpaths and bridleways	Superseding policy: LP21, LP30

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
			<i>NPPF para: 98, 102, 103</i>
Local Plan	<i>RT13</i>	<i>Water-based recreation</i>	<i>Superseding policy: LP12 NPPF para: 84</i>
Local Plan	<i>RT14</i>	<i>Art in public places</i>	<i>No superseding policy</i>
Local Plan	<i>RT15</i>	<i>Safeguarding arts and entertainments venues</i>	<i>Superseding policies: LP28 NPPF para: 83, 92</i>
Local Plan	<i>RT16</i>	<i>Tourism facilities and visitor attractions</i>	<i>Superseding policy: SP07, LP12 NPPF para: 84</i>
Local Plan	<i>RT17</i>	<i>Serviced tourist accommodation</i>	<i>Superseding policy: LP13 NPPF para: 84</i>
Local Plan	<i>RT18</i>	<i>Touring caravan and camping sites</i>	<i>Superseding policy: LP13 NPPF para: 84</i>
Local Plan	<i>RT19</i>	<i>Static caravans and holiday chalets</i>	<i>Superseding policy: LP13 NPPF para: 84</i>
Local Plan	<i>Prop. 16</i>	<i>Town centre park and arboretum at Milton Road, Stowmarket</i>	<i>No superseding policy</i>
Local Plan	<i>Prop. 17</i>	<i>Informal amenity area and riverside footpath at Takers Lane, Stowmarket</i>	<i>No superseding policy</i>
Local Plan	<i>Prop. 19</i>	<i>Pay and play golf course at Creeting Hill, adjacent to Beacon Hill</i>	<i>No superseding policy</i>
Local Plan	<i>Prop.20</i>	<i>Visitor centre at Needham lake, Needham Market</i>	<i>Planning permission granted, no superseding policy</i>
Local Plan	<i>Prop.21</i>	<i>Water sports and recreational activities at Bramford Lake</i>	<i>Development completed</i>
Local Plan	<i>Prop.22</i>	<i>Water sports and recreational activities at Weybread Lake</i>	<i>Development completed</i>
Local Plan	<i>Prop.23</i>	<i>Extension to the Museum of East Anglian Life, Stowmarket</i>	<i>Development completed</i>
Local Plan	<i>Prop.24</i>	<i>Heritage centre adjacent to the Castle Mound, Eye</i>	<i>No superseding policy</i>
Local Plan	<i>SC2</i>	<i>Septic tanks</i>	<i>No superseding policy</i>
Local Plan	<i>SC3</i>	<i>Small sewage treatment plants</i>	<i>No superseding policy</i>
Local Plan	<i>SC4</i>	<i>Protection of groundwater supplies</i>	<i>Superseding policy: LP15 NPPF para: 183 - 184</i>
Local Plan	<i>SC6</i>	<i>Recycling centres</i>	<i>No superseding policy</i>
Local Plan	<i>SC7</i>	<i>Siting of telecommunications equipment</i>	<i>No superseding policy</i>
Local Plan	<i>SC8</i>	<i>Siting of new school buildings</i>	<i>Superseding policy: LP31 NPPF para: 95</i>
Local Plan	<i>SC9</i>	<i>Conversion of premises to residential homes</i>	<i>Superseding policy: LP06 NPPF para: 80</i>
Local Plan	<i>SC10</i>	<i>Siting of local community health services</i>	<i>Superseding policy: LP31</i>
Local Plan	<i>SC11</i>	<i>Accommodation for voluntary organizations</i>	<i>No superseding policy</i>
Local Plan	<i>Prop.25</i>	<i>Sites for new primary schools</i>	<i>No superseding policy</i>

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	SDA1	<i>Programmed B1115 Relief Road</i>	<i>Development completed</i>
Local Plan	SDA2	<i>Additional sources of funding for B1115 Relief Road</i>	<i>Development completed</i>
Local Plan	SDA3	<i>Comprehensive development within the SDA</i>	<i>Development completed</i>
Local Plan	SDA4	<i>Sustainable development</i>	<i>Development completed</i>
Local Plan	SDA5	<i>Affordable housing within the SDA</i>	<i>Development completed</i>
Local Plan	SDA6	<i>Employment Land</i>	<i>Development completed</i>
Local Plan	SDA7	<i>Local Shopping facilities</i>	<i>Development completed</i>
Local Plan	SDA8	<i>Principle issues to be included in SDA obligations</i>	<i>Development completed</i>
Local Plan	<i>Prop.26</i>	<i>1,000 Houses in the SDA</i>	<i>Development completed</i>
Local Plan	<i>Prop.27</i>	<i>Land at Stowmarket is allocated as a strategic development area</i>	<i>Development completed</i>

Appendix 04 – Schedule of JLP Policies

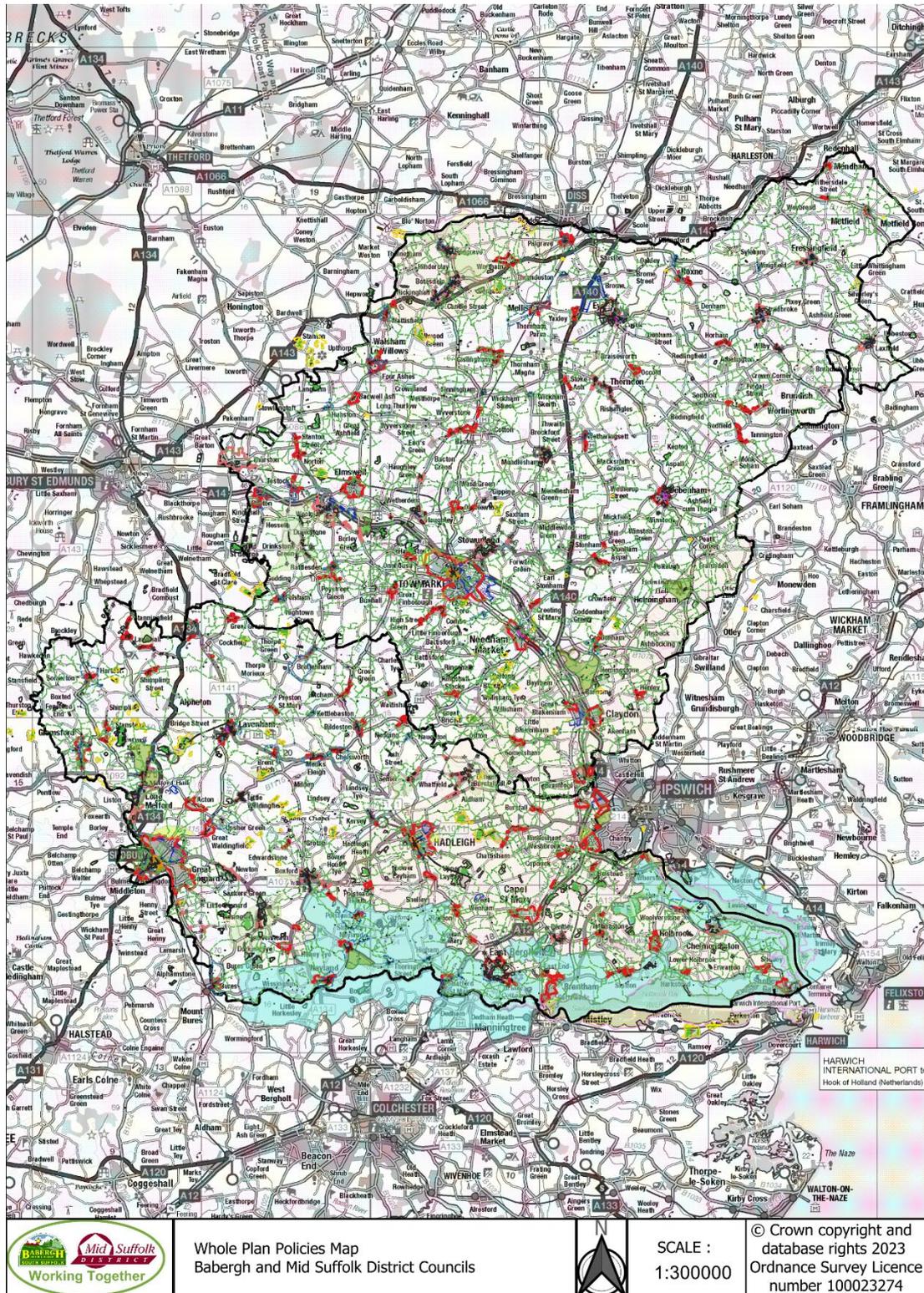
New Mods JLP Ref	Policy title
SP01	Housing Needs
SP02	Affordable Housing
SP03	The sustainable location of new development
SP04	Provision for Gypsy and Traveller and Travelling Showpeople
SP05	Employment Land
SP06	Retail and Main Town Centre Uses
SP07	Tourism
SP08	Strategic Infrastructure Provision
SP09	Enhancement and Management of the Environment
SP10	Climate Change
LP01	Windfall infill housing development outside settlement boundaries
LP02	Residential Annexes
LP03	Residential Extensions and Conversions
LP04	Replacement Dwellings and Conversions
LP05	Rural workers dwellings
LP06	Supported and special needs housing
LP07	Community-led and rural exception housing
LP08	Self-Build and Custom-Build
LP09	Supporting a Prosperous Economy
LP10	Change from Employment Uses
LP11	Retail and Town Centres
LP12	Tourism and Leisure
LP13	Countryside Tourist Accommodation
LP14	Intensive Livestock and Poultry Farming
LP15	Environmental Protection and Conservation
LP16	Biodiversity & Geodiversity
LP17	Landscape

New Mods JLP Ref	Policy title
LP18	Area of Outstanding Natural Beauty
LP19	The Historic Environment
LP20	Equestrian or similar other animal land based uses
LP21	Agricultural Land To Residential Garden Land
LP22	New Agricultural Buildings
LP23	Sustainable Construction and Design
LP24	Design and Residential Amenity
LP25	Energy Sources, Storage and Distribution
LP26	Water resources and infrastructure
LP27	Flood risk and vulnerability
LP28	Services and Facilities Within the Community
LP29	Safe, Sustainable and Active Transport
LP30	Managing Infrastructure Provision
LP31	Health and Education Provision
LP32	Developer Contributions and Planning Obligations

Whole Plan Policies Map

For an interactive up to date Policies Map, please see the Councils websites at

www.babergh.gov.uk/jointlocalplan or 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