

Report to Babergh District Council and Mid Suffolk District Council

**by Malcolm Rivett BA (Hons) MSc MRTPI and
Alison Partington BA (Hons) MA MRTPI**

Inspectors appointed by the Secretary of State

Date: 19 September 2023

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the Babergh and Mid Suffolk Joint Local Plan

The Plan was submitted for examination on 31 March 2021

The examination hearing sessions were held on 21 June, between 22 September and 21 October 2021 and between 26 and 28 June 2023

File Ref: PINS/ D3505/429/5

Contents

Abbreviations used in this report.....	3
Non-Technical Summary.....	4
Introduction.....	5
Context of the Plan.....	6
Public Sector Equality Duty.....	7
Assessment of Duty to Co-operate.....	7
Assessment of Other Aspects of Legal Compliance.....	8
Assessment of Soundness.....	9
Issue 1 – Housing site selection process and the spatial strategy.....	10
Issue 2 – Accommodation for Gypsies and Travellers, Travelling Showpeople and Boat Dwellers.....	16
Issue 3 – Housing for the settled community.....	18
Issue 4 – Employment land.....	24
Issue 5 – Local housing policies.....	30
Issue 6 – Environment policies.....	33
Issue 7 – Healthy communities and infrastructure policies.....	44
Overall Conclusion and Recommendation.....	49
Schedule of Main Modifications.....	Appendix

Abbreviations used in this report

ANA	Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment
AONB	Area of Outstanding Natural Beauty
CIL	Community Infrastructure Levy
doc	document
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
LDS	Local Development Scheme
LVA	Landscape and Visual Appraisal
LVIA	Landscape and Visual Impact Assessment
MM	Main Modification
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SHELAA	Strategic Housing and Employment Land Availability Assessment
SHMA	Strategic Housing Market Assessment
WMS	Written Ministerial Statement

Non-Technical Summary

This report concludes that the Babergh and Mid Suffolk Joint Local Plan provides an appropriate basis for the planning of the Districts, provided that a number of main modifications (MMs) are made to it. Babergh and Mid Suffolk District Councils have specifically requested that we recommend any MMs necessary to enable the plan to be adopted.

Following the 2021 hearing sessions, the Councils prepared schedules of the proposed modifications and carried out sustainability appraisal and Habitats Regulations Assessment of them. The MMs were subject to public consultation in accordance with the Councils' Joint Statement of Community Involvement. In some cases we have amended the detailed wording of the MMs, have added a small number of new MMs and have recommended their inclusion in the plan after considering the sustainability appraisal and Habitats Regulations Assessment, all the written representations made in response to consultation on them and the discussions at the further hearing sessions held in 2023.

The Main Modifications can be summarised as follows:

- Addressing the lack of robustness of the site allocation selection process and the spatial strategy by deleting the plan's spatial strategy and site allocations, thereby making the plan a Part 1 Plan, to be supported in due course by a Part 2 Plan;
- Combining the various policies which address affordable housing and altering the affordable housing requirement in respect of housing development on brownfield sites;
- Providing for a more positively-prepared policy approach to the determination of applications for sites for Gypsies, Travellers and Travelling Showpeople;
- Amending and clarifying the employment policies so that they provide an effective framework for employment development;
- Adding a new policy on Intensive Livestock and Poultry Farming to provide an effective framework for dealing with such developments;
- Amending and clarifying policy LP01 on windfall housing development;
- Deleting policy LP30 - Designation of Open Spaces; and
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains our assessment of the Babergh and Mid Suffolk Joint Local Plan in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the plan's preparation has complied with the duty to co-operate. It then considers whether the plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework (paragraph 35) (NPPF) makes it clear that in order to be sound, a local plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authorities have submitted what they consider to be a sound plan. The Babergh and Mid Suffolk Joint Local Plan, submitted for examination in March 2021, is the basis for our examination. It is the same document as was published for consultation in November 2020.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Councils requested that we should recommend any MMs necessary to rectify matters that make the plan unsound and /or not legally compliant and thus incapable of being adopted. Our report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
4. Following the 2021 examination hearing sessions, the Councils prepared a schedule of proposed MMs and carried out sustainability appraisal and Habitats Regulations Assessment of them. The MM schedule was subject to public consultation in accordance with the Councils' Joint Statement of Community Involvement. We have taken account of the consultation responses, and the discussion at the subsequent hearing sessions in 2023, in coming to our conclusions in this report. In this light we have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal/Habitats Regulations Assessment that has been undertaken. Where necessary we have highlighted these amendments in the report.

Policies Map

5. The Councils must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Councils are required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted plan. In this case, the submission policies map comprises the maps and key set out between pages 158 and 512 of the submitted plan document.
6. The policies map is not defined in statute as a development plan document and so we do not have the power to recommend main modifications to it. However, a number of the published MMs to the plan's policies require further corresponding changes to be made to the policies map.
7. These further changes to the policies map were published for consultation alongside the MMs on the Examination website (Draft Online Policies Map and Draft Policies Map Corrections Note). Consultation comments have highlighted a small number of minor errors which the Councils have accepted require amendment.
8. When the plan is adopted, in order to comply with the legislation and give effect to the plan's policies, the Councils will need to update the adopted policies map to include the changes proposed in the Draft Online Policies Map, the Draft Policies Map Corrections Note and to take account of the minor errors raised in consultation.

Context of the Plan

9. As submitted the Babergh and Mid Suffolk Joint Local Plan was proposed to replace the saved policies of the Babergh Local Plan Alteration No. 2 (2006), the Babergh Local Plan 2011 – 2031 Core Strategy and Policies (2014), the saved policies of the Mid Suffolk Local Plan (1998), Mid Suffolk Core Strategy Development Plan Document (2008), the Mid Suffolk Core Strategy Focused Review (2012) and the Stowmarket Area Action Plan (2013). The policies that, ultimately, are to be replaced in the plan as proposed to be modified are set out in Appendix 03 of the plan.
10. The plan area covers both districts which together represent the central area of Suffolk from Essex in the south to Norfolk in the north. It is a predominantly rural area although parts of the built-up areas of both districts are on the fringe of neighbouring Ipswich. Parts of Babergh are within either the Suffolk Coast and Heaths Area of Outstanding Natural Beauty or the Dedham Vale Area of Outstanding Natural Beauty. There are also a number of Sites of Special Scientific Interest and Special Protection Areas. The districts also contain large

numbers of conservation areas, listed buildings and scheduled ancient monuments.

Public Sector Equality Duty

11. We have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included our consideration of several matters during the examination including the provision of sites for Gypsies, Travellers and Travelling Showpeople and supported and special needs housing.

Assessment of Duty to Co-operate

12. Section 20(5)(c) of the 2004 Act requires that we consider whether the Councils complied with any duty imposed on them by section 33A in respect of the plan's preparation.
13. The Joint Local Plan Duty to Co-operate Statement (doc A07) credibly identifies housing, employment, infrastructure, protected sites, commercial/retail/leisure development and heritage as matters of strategic/cross boundary (i.e. beyond the joint plan area), significance. For each matter the statement details the organisations who the Councils have engaged with in preparing the plan, the management and working arrangements, the evidence base, the outcome of the engagement and proposed ongoing co-operation.
14. Whilst there are suggestions that neighbouring Ipswich may not be able to fully meet its housing need in the long term there is evidence that the relevant authorities have actively engaged in relation to this issue. And as detailed in Matter 4 there is a statement of common ground between the authorities in the Ipswich Strategic Planning Area which sets out the process to be followed should any member authority not be able to accommodate all its housing needs.
15. Several Parish Councils have raised concerns with respect to the duty to co-operate, however these are fundamentally issues of consultation or soundness addressed elsewhere in the report. Suffolk Constabulary is not a body prescribed in legislation as one to which the duty applies and, thus, there is no failing in it not being identified by the Councils as a key partner.
16. We are satisfied that where necessary the Councils have engaged constructively, actively and on an on-going basis in the preparation of the plan and that the duty to co-operate has therefore been met.

Assessment of Other Aspects of Legal Compliance

17. The plan was prepared in accordance with the Babergh and Mid Suffolk Joint Local Development Scheme (LDS) (July 2020) (doc A11). The LDS was revised in October 2022 (doc H37) and the plan as recommended to be modified is in accordance with this.
18. Consultation on the plan and the MMs was carried out in compliance with the Babergh and Mid Suffolk Joint Statement of Community Involvement (adopted February 2019) (doc A12) and the November 2020 addendum to this (doc A13). We appreciate that some people believe that comments made in response to consultation were not adequately reflected in the plan as submitted for examination and where relevant we deal with these matters elsewhere in this report.
19. The Councils carried out a sustainability appraisal of the plan, prepared a report of the findings of the appraisal, and published the report along with the plan and other submission documents under regulation 19. The appraisal was updated to assess the main modifications. We refer to the sustainability appraisal and how it has influenced our conclusions on the soundness of the plan elsewhere in this report.
20. The Habitats Regulations Assessment Including Appropriate Assessment – Updated June 2023 (HRA) (doc H49) sets out that a full Appropriate Assessment has been undertaken and that the plan, as recommended to be modified, may have some negative impacts which require mitigation. This mitigation is secured through the plan as proposed to be modified. The June 2023 HRA Update amends the February 2023 (doc J06) version of the HRA to address some concerns raised by Natural England. However, given that the amendments are relatively minor and the overall conclusions of the HRA remain unchanged, we are satisfied that material prejudice is not caused by the fact that the June 2023 document has not been the subject of consultation other than with Natural England.
21. The plan's vision and objectives set out the high-level strategic vision and objectives for the development and use of land in the area covered by the two councils. These are then addressed through the policies in the plan particularly the 10 strategic policies.
22. The development plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in both local planning authorities' areas.
23. The development plan, taken as a whole, includes policies designed to secure that the development and use of land in both local planning authorities' areas

contribute to the mitigation of, and adaptation to, climate change as required by the 2004 Act. These include policies relating to: the overall spatial distribution of development which seeks to reduce the need to travel; protecting the environment and biodiversity; sustainable design and construction; renewable energy; protecting water resources; avoiding flood risk; and sustainable and active transport.

24. Whilst some representors consider the plan fails to go far enough to address climate change, it meets the legal requirements in this respect and, for the reasons set out elsewhere in this report, subject to various modifications, we conclude that the plan is sound and contains appropriate policies to help mitigate and adapt to climate change in the context of current national policy.
25. Paragraph 01.01 (now 01.06) of the plan makes clear that when adopted it will replace most of the existing local planning policies in the two districts and Appendix 3 sets out how the various existing policies will be superseded. However, for the plan to be effective, **MM92** is necessary to update this appendix to reflect other modifications recommended elsewhere in this report. The plan, as proposed to be modified, therefore meets the requirement of regulation 8(5) of the 2012 Regulations.
26. The plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

27. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearing sessions, we have identified seven main issues upon which the soundness of the plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the plan.
28. Although the main modification consultation schedule renumbered the plan's policies and paragraphs, in this report, other than where specifically referenced, we have used the policy and paragraph numbers as set out in the submitted plan (doc A01).
29. We have recommended a number of modifications (**MM7, MM8, MM20, MM37, MM49, MM54, MM57, MM59 and MM60**) which include the wording "convincingly demonstrate", in respect of evidence to be provided to support development proposals. This wording is necessary to ensure that the plan is effective: it is important that the plan does not permit the acceptance of an

unconvincing demonstration of the relevant matters; but equally evidence should not have to be “to the satisfaction of the Council” which would, in theory allow, for the Councils to unreasonably not be satisfied by a wholly convincing demonstration. We recognise that there is an element of subjectivity to what constitutes a “convincing demonstration”, but that is inherently the case with many planning matters and would apply if alternative wording, such as “robustly justify” were to be used instead of “convincingly demonstrate”.

Issue 1 – Is the approach by which the housing sites allocated in the plan were selected against possible alternatives, objective and robust and is the plan’s spatial strategy justified?

30. The submitted plan (Tables 02 and 03) sets out a settlement hierarchy for the two districts, categorising each settlement as being either in the Ipswich Fringe, a Market Town/Urban Area, a Core Village, a Hinterland Village or a Hamlet Village. Policy SP03 states that the scale and location of development will depend on the role of the settlement within the hierarchy and it also indicates that the principle of development is established within the boundaries of these settlements, but will only be permitted outside them in exceptional circumstances. Policy SP04 sets out the proposed spatial distribution of new housing, with precise numbers of new dwellings for each category of settlement and (in Table 04) for each Neighbourhood Plan area. The identified numbers of new dwellings are then provided for by housing site allocations in Part 3 of the plan.
31. The Councils have indicated that the spatial distribution of housing was derived from a combination of a “top down” (settlement hierarchy influenced) approach and a “bottom up” (individual housing site assessment) approach. The key evidence supporting the approach is the Strategic Housing and Employment Land Availability Assessment (SHELAA) and the Sustainability Appraisal (SA). The SHELAA assessed all sites put forward for consideration for allocation for new housing to determine those which are “potentially suitable”. The SA then appraised, as reasonable alternatives, each of the “potentially suitable” housing sites and a number of possible options for the spatial distribution of housing.
32. The SHELAA discounts as “potentially suitable” a large number of sites, many partly or wholly on the basis that they have poor connectivity to the existing settlement. Whilst site selection inevitably involves matters of judgement, in some instances we find this conclusion to be somewhat surprising and are particularly concerned that connectivity to the existing settlement (as distinct from accessibility to local services and facilities) is so frequently cited as a reason for rejecting a site when it is not one of the 15 criteria the SHELAA itself indicates will be used to assess site suitability. On this basis we are not convinced that the SHELAA is robust.

33. Having considered nine alternative spatial options the SA concludes that a focus on market towns, urban areas, the Ipswich fringe and core villages would be the most sustainable. Taking account of the availability of potentially suitable sites determined in the SHELAA, the SA then goes on to appraise three spatial distributions for housing in each district, one of which in each district is that set out in the submitted plan. The distributions vary quite considerably between the options, particularly in Babergh. For the Ipswich fringe the three options respectively propose 16%, 21% and 31% of all housing. However, the variation between the options is less for Hinterland Villages (all 9%) and Hamlets and Countryside (either 3% or 4%).
34. Whilst each option is appraised against the 16 SA objectives and detailed commentary is set out, minimal reasoning (to the point of it being meaningless) is given for why the chosen distribution in each district was selected and why the other distributions were rejected. For each rejected distribution it is simply stated "this alternative spatial pattern is discounted as the proposed policy distribution is considered the most balanced and appropriate mix accounting for the availability and deliverability of sites, the sensitivities and constraints of the area, and the infrastructure capacity and opportunities". On this basis we cannot be assured that the spatial distribution of housing in the plan is justified.
35. On a settlement-by-settlement basis the SA also appraises against the 16 objectives the sites deemed by the SHELAA to be "potentially suitable". Whilst the Councils have argued that the sites in each settlement are not appraised against each other, the commentary supporting the relevant tables implies otherwise. For example, for Bentley (a hinterland village in Babergh), the Conclusions section of the commentary states that, whilst generally the three sites appraised perform similarly in relation to most of the criteria, one "performs better" (with reference to three appraisal objectives) whilst another "performs worst". Appendix G of the SA then briefly explains why the site which "performs better" was selected for allocation in the plan and the other two sites were rejected.
36. However, in the context of it also concluding that each of the three Bentley sites appraised "perform similarly in relation to most of the criteria", the SA provides no evidence to explain why one site has been selected and two rejected in this settlement, as opposed to two or all three sites being selected or, indeed, none of them being selected.
37. It is the case that the spatial distribution (the justification of which itself is subject to question as detailed above) identifies that 9% of all housing in Babergh should be accommodated in hinterland villages. However, Bentley is one of 27 such settlements in Babergh, and the evidence supporting the plan as submitted does not justify why the one selected site in this settlement is an appropriate "contribution" to the 9% of all housing to be accommodated across these 27 villages.

38. In response to our initial questions, the Councils prepared a Spatial Distribution Statement (doc H31) which for each settlement gives a rationale for the amount of new housing proposed and a justification as to why a greater or smaller number is not proposed. It is clear from this statement that extant planning permissions had a significant role to play in determining which sites were selected for allocation in the plan.
39. It is, of course, likely that many of the extant permissions will be implemented. However, in our view, to be justifiably allocated in the plan (which means that there would be a presumption in favour of permission being granted for housing again if the extant permissions were not to be implemented) there must be evidence to demonstrate that the site performs as well as, or better than, possible alternatives. For the reasons detailed above we consider that the evidence supporting the plan does not robustly demonstrate that this is the case.
40. We therefore conclude that the approach by which the housing sites allocated in the plan were selected, against possible alternatives, is not robust. Furthermore, as the spatial distribution of housing is inherently linked to the sites allocated in the plan, nor can we be assured that this distribution is justified.
41. A number of options for addressing these fundamental soundness problems with the plan were explored at the hearing sessions and subsequently in correspondence with the Councils. In our view the most feasible option, and that supported by the Councils, is to delete the site allocations and spatial strategy (as addressed in policies SP03 and SP04) from the plan, in effect turning it into a Part 1 plan, with a Part 2 plan to be prepared in due course to set out a spatial strategy and allocate housing sites. Part of the context for this approach is the level of extant permissions for new housing as referred to above. As of January 2022 (doc H43), and together with developments already completed and Neighbourhood Plan allocations, the extant permissions provide for around 74% in Babergh and around 93% in Mid Suffolk of the districts' housing requirement figures for the full plan period (as detailed, and confirmed to be sound, in Issue 3 below).
42. Along with the submitted plan the Councils proposed revising the settlement boundaries defined on the policies map to reflect development which has taken place over recent years, to address various anomalies and to include within the boundaries the housing sites allocated in the plan. However, the deletion of the allocations from the plan requires consequent alterations to the proposed settlement boundaries. We appreciate that housing development on some of the allocations is already under construction or even complete and, thus, it would in theory be justifiable for these to be included within the settlement boundaries. However, in practice, it would be almost impossible to determine where to draw the settlement boundaries given that the position is constantly changing in

respect of housing sites which have planning permission, are under construction or are complete.

43. Whilst we recognise that it is not ideal, we therefore consider that the most appropriate approach is to leave the settlement boundaries unchanged from their current extant form in connection with the adoption of this plan. A review of them would then be undertaken, and any necessary changes to the boundaries would be proposed, as part of the Part 2 plan.
44. In the light of the deletion from the plan of the spatial strategy, the settlement hierarchy detailed in Tables 2 and 3, serves no purpose. Furthermore, an “adopted” settlement hierarchy in the Part 1 plan might inappropriately constrain decisions on the spatial strategy and site selection to be made in preparing the Part 2 plan. Consequently, to ensure that the plan is justified, it is also necessary to delete the settlement hierarchy and make clear that this will also be determined in the Part 2 plan.
45. In the light of the above, the following MMs are therefore necessary for the plan to be justified:
 - **MM1** and **MM3** – which set out new supporting text explaining the plan’s role as a Part 1 plan and the matters to be addressed in the Part 2 plan. In the light of consultation comments we have adjusted MM1 to reference the possible need for mitigation to address the adverse air quality impacts of traffic and to clarify the wording about other matters which may need to be addressed through the Part 2 plan;
 - **MM2** – changes to the Key Diagram consequent to the deletion of the plan’s settlement hierarchy;
 - **MM4** – which identifies the amount of new housing to be allocated in the Part 2 plan. We have also adjusted MM4 (table 3) from that consulted on to include text about the need for new allocations in the Part 2 plan, to ensure consistency with the text accompanying the housing trajectory;
 - **MM9** – which sets out new supporting text concerning settlement boundaries. In response to consultation comments we have adjusted the wording to more appropriately refer to “the short-medium term”, rather than the preparation of the Part 2 plan;
 - **MM10**, **MM11** and **MM12** – revision to policy SP03 (and deletion of tables 2 and 3) to address the sustainable location of new

development in the context of the deletion of the plan's settlement hierarchy;

- **MM13, MM14 and MM15** – deletion of policy SP04 and its supporting text which sets out the housing spatial distribution;
- **MM91** – update to and revision of the Housing Trajectory to identify the amount of new housing to be allocated in the Part 2 plan; and
- **MM93** – deletion of all housing allocations and corresponding background and supporting text.

46. Whilst these modifications would mean that the plan is no longer a “full” local plan, we reject the arguments that it means it will have no purpose: it will set a housing requirement figure for each district and will provide up to date development management policies for all new development across the plan area, replacing a complex mix of existing policies contained in a number of different plans, some of which are many years old. Moreover, given the uncertainty about the precise nature of, and the timescale, for the anticipated reform of the planning system, we conclude that this is not a good reason not to adopt the plan as soon as possible.
47. It is the case that the Part 1 plan will not set all the strategic policies that the National Planning Policy Framework (NPPF) indicates local authorities should set out in plans and it is likely to have around a 14-year post-adoption life, as opposed to the 15 year one which the NPPF indicates to be appropriate. We recognise that the plan is not ideal in these respects. However, the NPPF (which is only guidance on what constitutes a sound plan) does not state that every submitted plan should contain all the required strategic policies. Furthermore, we strongly believe that the benefits of getting this plan adopted in the near future outweigh the disadvantages of it not having a 15-year post-adoption life, when the realistic alternative is no plan at all for several more years at least.
48. It is the case that some of the evidence supporting the plan is now a number of years old. However, as detailed elsewhere, we are satisfied that it is sufficiently up to date for the plan, as proposed to be modified, to be sound, bearing in mind the statutory requirement for it to be reviewed, and updated if necessary, within five years of its adoption.
49. It has been argued that, in addition to the statements in the supporting text, the plan should include a policy formally setting out the required content of and timescale for submission of the Part 2 plan, together with clearly defined consequences (for example that the plan's housing policies would be deemed to be out of date) if the policy is not adhered to. We appreciate the concern of

some that the Part 2 plan may not come forward as currently envisaged by the Councils, and we note that other examined plans have included such policies in the past. However, having given the matter careful consideration, we conclude that such a policy would be inappropriate in this particular instance:

circumstances change and what we now envisage is the appropriate content and timing for the Part 2 plan may no longer be so in the future. Moreover, statute provides for the Councils' Local Development Scheme to set out the timing and content of the development plan documents they intend to prepare, rather than policies in an already adopted plan.

50. Whilst there are some aspects of the spatial strategy of the plan as submitted which one imagines is likely to feature in the Part 2 plan (eg the Ipswich Fringe and transport corridors as foci for development) we consider that it would be inappropriate to include these in the Part 1 plan, particularly when there is, at this stage, uncertainty over the proportion of all development which would be appropriately directed to these locations.
51. We recognise that some of the housing commitments may not come forward as planned. However, doc H43 demonstrates that, at around five years in to the 20-year plan period, extant permissions account for around 74% in Babergh and 93% in Mid Suffolk of the full plan period housing requirement. Moreover, in terms of affordable housing, more than 100% of the plan period requirement in Mid Suffolk and around 50% in Babergh has already been committed. Bearing in mind the statutory requirement for a review (and if necessary) update of the plan within five years of its adoption, which is likely to be around 11 years in to the 20 year plan period, we consider that the Part 1 plan does not need to allocate sites for housing in order for the districts' general or affordable housing needs to be met in the short-medium term. And, the figures above do not include realistic forecasts of future windfall housing development (set out in Table 3 of the plan) which would provide an additional supply of housing over and above the extant permissions. Inevitably the existing commitments will be built-out over a number of years, so we are not concerned that the delivery of housing will be inappropriately concentrated towards the beginning of the plan period.
52. It has been argued that policy SP03, as proposed to be modified, is too restrictive of development outside settlement limits. However, we disagree: if, as has been suggested, housing development were to be permitted adjoining settlement boundaries this could result in the significant, and unsustainable, expansion of many small, relatively isolated, settlements with minimal facilities. In any case, a number of policies of the plan do permit various development outside settlement boundaries, including some specific forms of housing. However, in response to consultation comments, and in the interests of clarity and therefore effectiveness, we recommend **MM10a**, to set out in table form, adjacent to policy SP03) the policies which permit development outside development limits. We have also slightly adjusted the wording of policy SP03

as consulted on to take account of the fact some Neighbourhood Plan policies, in addition to their allocations, permit certain development outside settlement limits. Nonetheless, it remains appropriate for the policy to state that development outside settlement boundaries will “normally” only be permitted in the circumstances it goes on to detail, as the plan cannot foresee every eventuality and there may be situations where development outside settlement boundaries other than as specifically allowed by the plan’s policies would be appropriate.

53. With there being a significant amount of existing housing and extant permissions for new dwellings outside settlement boundaries, we accept that it is not ideal that the settlement boundaries will not be revised in connection with the Part 1 plan. However, it is the intention that they would be reviewed and revised if necessary in association with the Part 2 plan. Nonetheless, there is no conflict with national policy in this respect and, indeed all the planning applications for this housing would have been made and approved in the knowledge that the sites were at that time outside settlement boundaries. This is also the case for the “saved policy” allocations which, for whatever reason, were allocated outside settlement boundaries. And we are not aware that their position outside settlement boundaries has hindered the development of these allocations or caused significant problems thereafter.
54. We recognise that there are also sites, outside the settlement boundaries, for which there are Council resolutions to grant planning permission subject to a s106 agreement. These will continue to be formally determined on their own merits and do not, in our view, justify alteration of the settlement boundaries in the absence of any other changes to them.

Conclusion

55. In conclusion, the approach by which the housing sites allocated in the plan were selected, against possible alternatives, is not objective or robust and the plan’s spatial strategy is not justified. However, the MMs detailed above would address the plan’s unsoundness in these respect by deleting the housing site allocations and the spatial strategy elements of the plan.

Issue 2 – Is the plan’s approach to addressing the accommodation needs of Gypsies and Travellers, Travelling Showpeople and House Boat Dwellers justified and effective?

56. Including providing for those who are no longer travelling, the 2017 Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) identifies that there is a shortfall in provision across the plan period of one pitch for Gypsies and Travellers in Babergh and of seven plots for Travelling Showpeople in Mid Suffolk. In written evidence and at the hearing sessions the Councils were unable to convincingly justify why, in this context

and having regard to the national guidance in Planning Policy For Traveller Sites (PPTS), the plan as submitted does not allocate sites to meet these needs. Having regard to the Public Sector Equality Duty we have particular concerns that, in the absence of any specific justification, this approach does not provide for equality of provision for Gypsies and Travellers and Travelling Show People in comparison with the submitted plan's approach to housing for the settled community. However, a consequence, of the deletion from the plan of the allocations for housing for the settled community (as detailed in Issue 1) is that this particular concern no longer exists. We are satisfied that the need for allocations for Gypsies and Travellers and Travelling Showpeople can be appropriately considered, and included in the plan if necessary, as part of the preparation of the Part 2 plan, as will be the case with housing allocations for the settled community.

57. Policy LP09 in the plan as submitted sets out development management criteria for determining any applications for sites for Gypsies and Travellers and Travelling Showpeople. However, having regard to the PPTS, we believe some of its criteria are unjustifiably restrictive. For example, part 2i of the policy states that traveller development must not result in loss of best and most versatile agricultural land. This is significantly more restrictive than the overall approach to development on such land, set out in policy LP17 in the plan as submitted, which merely states that where development needs to take place on greenfield land avoidance of the best and most versatile agricultural land should be prioritised.
58. For the plan to be positively prepared and justified **MM16, MM17, MM38** and **MM39** are therefore required. These delete policy LP09 and replace it with a new strategic policy (SP04) and associated supporting text which, in addition to protecting existing sites with permission, states that proposals for the development of new sites for Gypsies and Travellers and Travelling Showpeople, within or outside settlement limits, will be approved where they accord with the PPTS and policy SP09 (which primarily concerns protection of habitats). The supporting text makes clear that a new or updated ANA will be prepared to inform the Part 2 plan and the need for any allocations for Gypsies and Travellers and Travelling Showpeople. This is an appropriate response to the existing (May 2017) ANA's statement that it should be reviewed every 5-7 years.
59. Whilst it has been argued that the 2017 ANA may underestimate the need for sites for Gypsies and Travellers and Travelling Showpeople, there would be little point in seeking to address this in advance of adoption of the Part 1 plan given that this plan, as recommended to be modified, does not allocate sites to meet the identified need nor does it seek to restrict provision to the need level identified in the ANA. There is also not a need for the policy or its supporting text to specifically refer to short-stay stopping sites as these would be included within the policy and supporting text references to "development of sites for

Gypsies and Travellers and Travelling Showpeople” and “the needs of Gypsies and Travellers and Travelling Showpeople”.

60. The ANA also identifies a need for 10 additional moorings for House Boat Dwellers in Babergh. The plan as submitted allocates four existing moorings and marinas and policy LP10 in effect states that houseboat moorings and associated development will not be permitted outside these locations. However, there is not the evidence to demonstrate that in physical space terms and having regard to the Habitats Regulations, it is likely that the 10 additional moorings could be accommodated in these locations.
61. In order to produce a sound approach to this matter a significant amount of work will be necessary to determine (a) whether or not it is likely that the 10 additional house boat moorings can be accommodated in these locations (b) if they cannot where-else they might be accommodated and/or (c) the implications of them not being provided for in the plan area or neighbouring areas in full. Undertaking this work in order to inform the Part 2 plan and deleting from this plan the mooring/marina allocations and policy LP10, would, in effect, be treating House Boat Dwellers equally with the modified plan's approach to accommodation for Gypsies and Travellers, Travelling Showpeople and the settled community. Consequently, these changes are made by **MM40** which is necessary for the plan to be justified and effective.

Conclusion

62. Subject to the above-mentioned MMs the plan's approach to addressing the accommodation needs of Gypsies and Travellers, Travelling Showpeople and House Boat Dwellers is justified and effective.

Issue 3 – Are the housing requirement figures for the settled community for the two districts, set out in policy SP01, based on robust evidence and justified and are the plan's requirements in respect of affordable housing justified and effective?

Settled Community Housing Requirement Figures

63. Policy SP01 states that the plan will seek to deliver a minimum of 7,904 net additional dwellings within Babergh during the 2018-2037 plan period and a minimum of 10,165 net additional dwellings within Mid Suffolk over the same timeframe. This equates to 416 and 535 dwellings per annum respectively. The use in the policy of the words “seek to deliver” as opposed to simply “deliver” is appropriate given that the plan itself and, in most cases, the Councils themselves, do not deliver housing.

64. These figures have been derived using the “Standard Method” set out in Planning Practice Guidance (PPG), which the NPPF identifies should be used to determine the minimum number of homes needed, unless exceptional circumstances justify an alternative approach. In this case no credible exceptional circumstances have been identified which would justify not using the Standard Method.
65. The calculations are derived using the 2014-based household projections and the affordability ratios published in March 2020. More recent (March 2021) affordability ratios were published a matter of days before the plan was submitted for examination and again during the examination in March 2023. In both cases these result in very similar housing need figures to those set out in the plan. In these circumstances it is a pragmatic and justified approach for the plan’s housing need figures to be based on the March 2020 affordability ratios.
66. The Councils have backdated the housing requirement figures using the most up to date data in March 2020 to the start of the plan period in April 2018. This is not an entirely logical approach because the requirement figure calculated by the standard method at any given date is based on past delivery of housing in the area. However, the PPG does not indicate that this approach should not be adopted and there is not another approach which is obviously superior. It would make little sense to base the requirement for the 18 years of the plan period which are yet to elapse on out of date (March 2018) data simply to ensure that the need figure for the first two, already elapsed, years of the plan period are based on data which was, at the time, up to date. A more strictly logical approach might have been to have different requirement figures for the first two and last 18 years of the plan period based on the 2018 and 2020 affordability ratios respectively. But, that would be complicated and the difference it would make to the requirement figures would, in reality, be likely to be very small. Finally, whilst modifying the plan period to commence in April 2020, would fit more neatly with the standard method housing calculation, it would have the potential to cause inconsistencies with and problems for other aspects of the plan. Consequently, we conclude that the approach the Councils have adopted to the Standard Method and the start of the plan period is, in these particular circumstances, justified.
67. The PPG indicates that there may be a number of reasons why it would be appropriate to plan for a higher housing need than the Standard Method indicates. As discussed in detail below we conclude that the affordable housing requirements of the plan are likely to deliver the identified need for such accommodation and, thus, there is not a need to increase the overall amount of housing to ensure delivery of the requirement for affordable homes.
68. It is the case that the most recent Strategic Housing Market Assessment (Partial Update of January 2019) (SHMA) identifies a higher level of housing need than the figures set out in policy SP01 as detailed above. However, the SHMA figure

was also calculated using the Standard Method and the difference is explained by more up to date affordability ratio data being used in the calculation on which the policy SP01 requirements are based. The SHMA has not identified any factors which would justify a higher housing requirement than calculated through the Standard Method.

69. Based on two independent and “policy-off” economic forecasts the SHMA (2017) concludes that there would be sufficient homes to accommodate the employees necessary to fill the likely number of jobs in the two districts over the plan period. And notably this is based on a housing requirement figure across the two districts, prepared prior to the introduction of the Standard Method which is around only 75% of the figure actually proposed in the submitted plan. Consequently, whilst the plan provides for more employment land than the economic forecasts indicate are likely to be required (see Issue 4), it also provides for significantly more employees to live in the district than would be needed to fill the independent jobs forecasts. Nonetheless, it will be important to ensure the ongoing alignment of jobs and homes in the districts throughout the plan period through the statutory plan review process.
70. It has been argued that the districts’ ageing population will give rise to the need for more people to move into the districts to fill the jobs likely to be available during the plan period. However, the districts’ population is not significantly different from the average for England. So, if younger people were to be attracted to move to Babergh and Mid Suffolk to work in significant numbers this would merely be likely to exacerbate problems of an ageing population elsewhere in the country.
71. Furthermore, whilst there is a trend of increasing levels of commuting for work both into and out of the districts, there is no credible evidence to suggest that further increasing the population of the districts beyond that provided for in policy SP01 would significantly alter this trend and reduce the distance people travel for work. To our minds new residents would be just as likely to travel outside the districts for work as existing residents currently are. Consequently, we concur with the SHMA’s conclusion that there is not a need to uplift the housing requirement in Babergh or Mid Suffolk to ensure alignment between jobs and housing provision.
72. Infrastructure improvements are proposed in the plan, primarily to support the envisaged new housing and jobs, but there is no credible evidence to indicate that these improvements will themselves drive a demand for more people to live in the districts than policy SP01 provides for.
73. Finally, it is the case that neighbouring Ipswich is constrained by a boundary drawn tightly around the built-up area. However, its relatively recently adopted Local Plan provides for all its own housing needs in the period to 2036. At the

present time there is, thus, not any unmet housing need from Ipswich (or indeed any other districts) which need to be provided for within Babergh and Mid Suffolk. The Councils have a statutory obligation to keep the plans up to date and a statement of common ground with the other authorities in the Ipswich Strategic Planning Area details the process which will be adopted should one of the authorities identify any unmet development needs, including the role of plan reviews. This is detailed in paragraph 6.05 of the supporting text of the plan and, given the statutory requirement to keep plans up to date, there is not a need for it to be stated in a formal policy for the plan to be sound.

74. In conclusion, therefore, there are no factors which indicate the need for the plan's housing requirement figures set out in policy SP01 to be higher than that derived through the standard method. Whilst there may be a case to allow for a buffer over and above the housing requirement figures to provide flexibility in the supply of housing (as detailed in Issue 1), it is not necessary for this to be included in the policy SP01 housing requirement figures.
75. Policy SP01 also states that the mix, type and size of new housing development will be expected to reflect established needs in the most relevant district needs assessment or any local housing needs surveys. To ensure that it remains flexible (from location to location and over time) it is appropriate that the policy does not define the precise mix, type and size of housing required. However, in order that the plan is not devolving policy to other documents which are not explicitly defined and are unlikely to be development plan documents, **MM5** is necessary to clarify in policy SP01 that development should be "informed by", rather than "reflect", relevant assessments of housing needs. For the plan to be effective this modification also makes clear that it is Parts 1 *and* 2 of the Joint Local Plan that will seek to deliver the housing requirement figures.
76. In the light of consultation comments we have also adjusted **MM5** (and **MM7** concerning affordable housing as detailed below) and included a new **MM5a** to address inconsistent terminology and to clarify what constitutes the evidence which will be taken into account in determining whether or not the mix of tenure, type and size of dwellings in housing schemes are acceptable.
77. At the present time there is no convincing evidence to support a specific policy requirement in respect of bungalows, although if such evidence were to be contained in any future assessment of housing needs development proposals would be required by policy SP02 to be informed by it.

Affordable Housing

78. The plan's requirements in respect of affordable housing are set out in policy SP02, LP06 and LP08. In the interests of effectiveness and to avoid

inconsistency and confusion **MM6**, **MM7**, **MM8**, **MM34** and **MM37** are required to bring all the affordable housing requirements together in policy SP02.

79. Based on the SHMA, the tables at paragraph 07.06 and 07.09 (now renumbered tables 4a and 4b) identify the total number of affordable homes required in the two districts, equating to, in the order of, 25% of the overall requirement for housing. It is arguable that the total number of affordable homes required should not have been reduced pro rata to the recalculated Standard Method assessment of total housing needs undertaken following the publication of the SHMA January 2019 Update. However, the difference is relatively small and, given that there are no absolute certainties in the assessment of housing needs, we are satisfied that this does not render the plan unsound. Moreover, it is likely that reassessments of the need for affordable housing in the districts will be undertaken as part of the statutory reviews of the plan.
80. As submitted policy SP02 requires housing developments of 10+ dwellings or 0.5ha or more to provide 35% affordable housing. However, this is not consistent with the Plan Viability and CIL Review Study (doc ER02) which makes clear that some development on brownfield sites would only be viable with a 20% affordable housing contribution. We recognise that housing development on brownfield sites is likely to make up only a small proportion of new housing. However, it is a form of development supported by national policy and therefore we believe it should not be hindered by a potentially unviable affordable housing requirement. That said, bearing in mind the viability clause of policy SP02, we believe it would be excessively cautious to set a 20% requirement for development on brownfield sites, when the evidence shows some types of such development would be viable with 25-30% affordable housing. Consequently, for the plan to be justified, **MM8** alters the affordable housing requirement to 25% for brownfield sites. In the light of consultation comments, and to ensure consistency with policy SP01, we have adjusted **MM8** to express the affordable housing requirement as a "minimum of".
81. In theory, these requirements, even as recommended to be modified, have the potential to deliver more affordable housing than the 25% or so of all homes which are needed to be affordable. However, given that in recent years a 35% policy requirement in the districts has only delivered around 20% of new housing as affordable homes, it would not be appropriate to set the policy requirement for affordable homes too close to the percentage of all homes needed to be affordable. On the other hand, given that some developments will deliver significantly more than 35% affordable housing (e.g. those developed by/for registered housing providers), it is not necessary to increase the affordable housing requirement or the overall requirement for new housing to ensure that affordable housing needs are met. The policy allows for lower levels of affordable housing should the 35% requirement be convincingly demonstrated to be unviable, so the requirement should not threaten housing delivery overall. And, in the event that either more or less affordable housing is

delivered than is needed, this can be addressed through a subsequent update of the plan or the Part 2 plan, having regard to the needs at that time which may well be different from now.

82. It is appropriate for policy SP02 to state that, where it has been convincingly demonstrated that the affordable housing requirement would render a scheme unviable, the Councils “may” rather than “will” agree to vary the affordable housing requirement. This is because the amount of affordable housing provided will frequently be a key consideration in the overall planning balance when determining a planning application. Moreover, it would not be appropriate for the policy to require “up to” the 25% and 35% affordable housing provision: these percentages are the policy requirement unless they are convincingly demonstrated not to be viable for a specific scheme.
83. Given its date of submission for examination the plan benefits from the transitional arrangements set out in the Written Ministerial Statement (WMS) of 24 May 2021 and, therefore, is not unsound in not setting policy in respect of First Homes. Moreover, the **MM7** supporting text statement, concerning the Council’s intention to seek shared ownership and social and affordable rent housing, is not fundamentally in conflict with the WMS policy that at least 25% of affordable homes should be First Homes. However, in the interests of effectiveness, **MM76** is required to include a definition of First Homes in the plan’s Glossary.
84. Policy LP08(3) concerns rural exception housing, which in the interests of clarity and effectiveness needs to be defined in the glossary of the plan. For the same reason it is necessary for the policy to give an indication of the scale and location of such developments which are likely to be acceptable. **MM37** and **MM85** achieve this and in doing so policy LP08 is renumbered LP07. In response to consultation comments, and to ensure consistency of wording within the policy, we have reworded part 2 of the policy to make clear that permission will not automatically be granted for a scheme which accords with part 2 but might conflict with other parts of the policy or other policies of the plan. However, it would not be appropriate for the policy to allow for exceptions to the maximum of 35% market homes which may be permitted at rural exception sites. The 35% maximum figure already provides some flexibility over the 30% figure at which the Plan Viability and CIL Review Study identifies such schemes would be likely to be marginally viable. Allowing a greater proportion of market homes would directly undermine the level of affordable housing provided to the extent that the scheme as a whole may not be justified given that it would be on a site not normally deemed suitable for housing. It is not necessary for the policy to detail all the types of affordable housing as this, and the definition of a rural exception site, are set out in the plan’s glossary.

85. We are satisfied that it is not necessary to further define the requirement that a rural exception site scheme is “well-connected” to an existing settlement as this is likely to vary significantly from location to location.

Conclusion

86. Subject to the above-mentioned modifications the housing requirement figures for the settled community for the two districts are justified and based on robust evidence and the plan's requirements in respect of affordable housing are justified and effective.

Issue 4 – are the land requirements for employment development based on robust evidence and are the policies for employment, retail and tourism justified, effective and consistent with national policy?

Policy SP05 - Employment Land, LP12 – Employment Development and LP13 – Safeguarding Economic Opportunities

87. The Ipswich Economic Area Sector Needs Assessment (doc EC03) indicates that a total of 2.9ha of additional employment land is required in Babergh between 2014 and 2036 and an additional 9.4ha in Mid Suffolk. This is based on a baseline scenario of labour demand that utilises forecasts of employment growth from the 2016 East of England Forecasting Model.
88. Although the quantitative land requirements are modest the plan appropriately recognises there is a need for flexibility to meet the changing demands of the economy and the needs of firms to improve and update their premises. As such, in both districts the plan allocates significantly more land for employment purposes than suggested by the quantitative need. In addition, part 6 (now renumbered part 5) of policy SP05 indicates that in principle additional economic development along the strategic transport corridors is acceptable subject to the criteria set out.
89. Concerns are raised that, whilst the Economic Area Sector Needs Assessment is realistic in terms of general industrial uses, the requirement for distribution and warehousing land, particularly along the A14 corridor, has changed significantly within the last 3-4 years. In the light of this it was suggested that the market could take up all the available sites within the next 5 years.
90. Predicting economic performance is difficult and at present is compounded by the additional uncertainties caused by leaving the European Union and the pandemic. There is no certainty that the recent rates of growth in the distribution and warehousing sector will continue throughout the rest of the plan period. The

take up and future demand for different types of employment land will need to be kept under review and the plan updated if necessary.

91. In the meantime, we are satisfied that the plan's approach of providing significantly more employment land than is suggested by the quantitative figures alone, is justified and that SP05 will provide an adequate framework to meet the employment land requirements of the two districts.
92. However, for clarity and to enable effective monitoring of the plan, **MM18** and **MM19** are needed to revise the supporting text of policy SP05. In particular, it is necessary for the supporting text to set out the quantitative need for employment land in each district, the amount of land being allocated, and to clarify the size and amount of available vacant land on the strategic sites.
93. SP05 as submitted seeks to support sustainable economic growth, however, in the interests of effectiveness, **MM20** is required to modify part 1 of the policy so that it is clear that it protects not only the designated strategic employment sites for employment uses but also other existing employment land, which will include land in Enterprise Zones.
94. Part 3 of the policy as submitted seeks to protect existing employment sites for employment purposes and indicates that should proposals seek to develop existing employment sites for alternative uses, alternative land and/or financial contributions towards alternative employment provision would be necessary. The protection of employment uses is now covered by the revised part 1 and, in the absence of any evidence the proposal for a 'land swap', is not justified. Therefore, **MM20** is necessary to delete part 3.
95. Part 4 of the submitted policy addresses how the Councils seek to deal with a specific type of application on strategic employment sites. However, it simply indicates that such applications will be considered on their merits, which is the basis on which all applications are to be determined. As such **MM20** is required to delete this part for the plan to be justified.
96. However, in the interests of effectiveness, it is necessary for **MM20** to add a new part 3 to the policy to set out that conditions may be used to control the uses that can operate in a Class E development. For clarity, and thus effectiveness, **MM87** is required to add a definition of strategic transport corridors to the glossary. Criterion 6b (now 5b) is supported by the requirement in policy LP32 (now LP29) that proposals that are likely to generate a significant increase in traffic movements will need to be supported by a traffic assessment, and so it is not necessary for this criterion to address this as well.
97. For the plan to be justified in the light of significant water supply issues in the area, **MM20** also adds a new part to policy SP05 to require applications for any

'heavy water usage' developments to be accompanied by a Water Supply Management Statement produced in liaison with the water supply company. For clarity **MM19** is necessary to provide further guidance on this in the supporting text, and it is necessary for **MM77** to add a definition of 'heavy water usage' to the glossary.

98. Policy LP12 (now renumbered LP09) relates to new employment development. Part 2 of the LP12 as submitted repeats SP05 part 4, which we have concluded above should be deleted and so **MM42** is required to deleted it in this policy too.
99. In response to the fact that the Councils have experienced a lot of small businesses starting within the person's home or the residential curtilage, part 3 of policy LP12 sets out a framework for assessing such proposals. Proposals for specific live/work units would be addressed by both this policy and the residential policies in the plan.
100. **MM10** and **MM10a** which relate to policy SP03 (see Issue 1) clarify that part 3 (now part 2) of the policy applies outside of settlement boundaries. However, as employment development is generally most appropriately located within settlements, or along the strategic transport corridors as allowed for in policy SP05, it is not appropriate for part 1 of the policy to specifically allow development outside settlement boundaries. Nonetheless, the word "normally" in policy SP03 provides the flexibility to take into account the circumstances outlined in paragraph 85 of the NPPF, where appropriate.
101. For clarity, and therefore effectiveness, **MM42** is required to modify the criteria of both part 1 and part 3 of the policy so that they are more focussed and avoid unnecessary repetition of requirements covered by other policies. However, we have adjusted the wording of **MM42** from that shown in the consultation schedule so that criterion 1g (now 1d) is consistent with the NPPF. Subject to these changes to LP12, we consider the policy, together with SP05 will provide an adequate framework to support the growth and expansion of businesses.
102. Policy LP13 (now renumbered LP10) relates to the changes of use of employment land and buildings. Part 3 of the policy as submitted was linked to part 3 of SP05 which we have concluded above should be deleted and so **MM43** is required to delete this part. In the interest of effectiveness, it is also necessary for **MM43** to rephrase part 1 of the policy. We consider that six months is generally an appropriate length of time for a marketing exercise, but for the effectiveness of the policy **MM43** adds the word 'normally' to ensure some flexibility in the wording. We are satisfied that the policy provides an appropriate balance between flexibility and certainty.

Policies SP06 - Retail and Town Centre Use and LP14 - Town Centre and retail

103. Policy SP06 as written is not sound as it refers to “town centre uses” which does not accord with the terminology defined in the NPPF. Therefore, to ensure consistency with the NPPF, **MM21** is necessary to change the wording so it refers to “main town centre uses”. We have amended the wording of **MM21** from that in the consultation schedule in order that the wording in the title of the policy is consistent with the rest of the policy. In addition, as the defined town centres set out in part 1 of policy SP06 do not accord with the plans in appendix 4 of the submitted plan, it is necessary for **MM21** to modify the wording, so the policy is clear where the town centre boundaries are defined. For clarity, and therefore effectiveness, **MM21** also rephrases parts 2 and 3 of policy SP06.
104. The NPPF expects plans to define the primary shopping frontages as well as town centre boundaries. Due to the relative size of the town centres, the Councils confirmed that for all town centres these are the same. To ensure the plan is consistent with the NPPF, **MM94** clarifies this in a footnote to LP14 (now renumbered LP11).
105. Part 1 and criterion 2a of policy LP14 are supportive of residential development on the upper floors of buildings within town centres. Recent changes to the Use Classes Order enable the conversion of buildings within Class E to residential uses subject to prior approval. The NPPF encourages residential development on appropriate sites within town centres. However, given that in these towns the primary shopping frontages and town centre boundaries are the same, we consider that policy provides adequate support for residential development. Nonetheless, it is necessary for **MM44** to change the wording of part one and criterion 2b for clarity, and therefore effectiveness. Alongside SP06, we consider part 2 of the policy appropriately identifies the range of uses that will be permitted within the town centres.
106. Given the rural nature of the districts, the small size of some of the centres, and the trend of the main grocers targeting smaller convenience format stores that are significantly less than 2,500 sqm, Babergh and Mid Suffolk Town Centres and Retail Study (doc EC01) convincingly argues that the threshold for when retail impact assessments are required for applications outside of town centres should be set at 400 sqm. To protect the vitality and viability of the town centres we consider that this is a more appropriate threshold than the 2,500 sqm set out in part 3 of policy LP14. For the policy to be justified **MM44** modifies part 3 accordingly, and also provides greater clarity regarding the application of the sequential test.

Policies SP07 - Tourism, LP15 - Tourism and Leisure and LP16 - Countryside Tourist Accommodation

107. Policy SP07 relates to tourism development within the districts. All developments need to be considered against the plan as a whole and so part 4 is unnecessary in this instance. In addition, part 3 is covered by other policies in the plan, so for clarity and effectiveness, it is necessary for **MM22** to delete them, as well as to rephrase parts 1 and 2.
108. Policy LP15 (now renumbered LP12) is a criteria-based policy for assessing new tourism and leisure proposals. The NPPF is supportive of sustainable rural tourism and leisure developments which respect the character of the countryside. Given the nature of the land in the districts we consider criterion 1e), concerning use of brownfield and best and most versatile agricultural land, is unduly restrictive. In addition, the term “settlement centres” in 1f) lacks clarity and, other than specific town centres outlined in SP06, the referred to “centres of settlements” are not defined. So, for the policy to be justified and effective **MM45** is required to remove these two criteria.
109. For clarity, and thus the effectiveness of the policy, it is also necessary for **MM45** to replace 1g) with two more detailed criteria (numbered 1e) and 1f)) that explain more fully what is required by developments in respect of protecting the landscape and biodiversity. The requirements of 1f) are consistent with national guidance from Natural England.
110. Part 2 of the policy outlines additional criteria for developments “in the countryside”, but for consistency with the rest of the plan and to avoid confusion, **MM45** changes this to “outside of settlement boundaries”. A number of the criteria in part 2 either duplicate the requirements of part 1 or other policies in the plan. So, for clarity, and thus effectiveness, it is necessary for **MM45** to remove them.
111. However, whilst there is the potential that some proposals may require ancillary residential accommodation, this would be adequately addressed through other policies in the plan and the NPPF, and so the policy does not need to address this. Similarly, as food related industries would be assessed under the plan’s economic development policies, it is not necessary to specifically deal with them within this policy.
112. LP16 (now renumbered LP13) is a criteria-based policy that relates to tourist accommodation. For consistency with the rest of the plan and to avoid confusion **MM46** is needed to change the wording at the start of part 1 so it says “outside of settlement boundaries”. Given the general restriction on new residential development outside of settlement boundaries, the policy’s approach is justified, nonetheless, for clarity, and therefore effectiveness, it is necessary for **MM46** to delete a number of the criteria that unnecessarily repeat

requirements covered by other policies. For effectiveness, we have adjusted the wording of **MM46** as shown in the consultation schedule, as all developments need to be considered against the plan as a whole, and so in this instance the wording is unnecessary.

113. Although the plan does not have a policy that specifically covers second homes, as the Councils have identified that this is not a prevalent issue in the districts, we are satisfied that such a policy is not necessary.

New Policy LP14 - Intensive Livestock and Poultry Farming

114. Intensive livestock and poultry units form a significant part of the local agricultural industry. The plan as submitted does not contain a specific policy on such units and in not setting a framework for considering any future planning applications that might be submitted for such uses, it is not effective. This is rectified by **MM47** and **MM48** which add a new policy and supporting text to the plan, which seek to support such proposals subject to a number of criteria. The policy sets out the matters that applications for such uses will need to address and, thus, will assist in the application process, by making it clear what is required. Whilst such proposals are also subject to other licensing regimes, the planning process is broader and at times also covers development that may not fall under these regimes. As a result, the policy does not simply duplicate the requirements of other regimes and, as such, is consistent with the NPPF.

115. To ensure the effectiveness of the policy **MM80**, **MM83**, and **MM86** provide definitions in the glossary of “Intensive livestock and poultry farming”, “production cycle” and “sensitive land uses”.

116. For clarity, and thus the effectiveness of the policy, a number of amendments are necessary to the text as shown in the consultation schedule. These (i) make clear that the policy applies to both new developments and extensions to existing ones, (ii) ensure consistency between the wording in part 3 and paragraph 14.14 of the supporting text, (iii) change criterion 1c) and supplement the supporting text to reflect the fact that water resource issues affect the whole water network, (iv) provide greater clarification of the requirements in criterion 1b) and the related supporting text and (v) ensure consistency in the wording between 1b) and 1d).

117. In addition, to ensure the policy is consistent with the NPPF, the wording of criterion 1g) is changed so it reflects paragraph 110 and 111 of the NPPF.

Conclusion

118. Subject to the main modifications detailed above, the land requirements for employment development are based on robust evidence and the policies for

employment, retail and tourism set out in the plan are justified, effective and consistent with national policy.

Issue 5 – does the plan set out positively prepared local housing policies that are justified, effective and consistent with national policy?

Policy LP01 - Windfall Development in hamlets and dwelling clusters

119. Policy LP01 relates to windfall developments in hamlets and dwelling clusters which were defined within a footnote. However, for clarity and effectiveness and to accord with the changes recommended to policy SP03, **MM28** is required to modify the policy so it just refers to windfall infill development outside of settlement boundaries where there are at least 10 well-related dwellings. It has been argued this definition/wording is imprecise. However, the plan cannot specifically address every eventuality, and we consider the wording provides an appropriate balance between providing clarity on where such development could be appropriate and what will need to be a matter of planning judgement, to be determined on a case-by-case basis.

120. Subject to meeting certain criteria, policy LP01 is supportive of windfall infill development in these locations. However, to avoid inconsistency between policies in the plan, **MM28** also removes criteria d) and e) of the policy as these relate to matters covered in other policies of the plan.

121. The requirement in criterion c) for the development to consist of a single dwelling or a pair of semi-detached dwellings is unduly restrictive and therefore, for the policy to be justified, **MM28** modifies this. Whilst one or two dwellings is usually likely to be the appropriate scale of development, as explained in the supporting text, there needs to be some flexibility to ensure development responds appropriately to the local context. For clarity **MM94** provides a necessary definition of infill development within a footnote to the policy and removes the existing footnote which refers to a term no longer used in the policy.

122. For clarity, and thus the effectiveness of the policy, we have amended the wording of the title of the policy as shown in **MM28** in the consultation schedule to make explicitly clear that it only applies to housing development.

Policies LP06 - Mix and Type of composition and LP07 - Supported and Special Needs Housing

123. In the interests of the effectiveness of the plan, **MM34** is required to delete policy LP06 as its requirements in terms of affordable housing, provision of accessible and affordable housing and the mix and type of housing required on

residential developments are now covered in the policies now numbered SP02, LP24 and SP01 respectively.

124. Policy LP07 relates to the provision of supported and special needs housing. As submitted the policy is not sound as (i) the terminology it uses does not reflect the settlement hierarchy, (ii) the removal of permitted development rights for bungalows in part 2 is not justified, and (iii) part 3 relates to issues covered by other policies in the plan. To provide an effective framework, its modification is therefore required. This has been addressed by **MM35** and **MM36** and the policy is now numbered LP06.
125. However, we consider it is not necessary for soundness for the title of the policy to be changed to include specific reference to “older persons housing” as it is clear from the supporting text that the policy relates to such housing. However, for clarity, and therefore effectiveness, **MM35** revises the criteria in the policy so they are now more focussed and avoid unnecessary repetition of requirements covered by other policies.
126. The SHMA identifies that over the plan period there will be an increasing need for specialist forms of housing, particularly for older people, in both districts. Further evidence from the Councils (doc H50) sets out the amount of such housing that has been completed or granted permission since the start of the plan period. The need for specific allocations would need to be considered within the part 2 plan, but in the meantime, given the evidence on what the market has provided in recent years and existing planning permission for such uses, the needs for such housing are likely to be provided for. As such, and given that existing settlements are likely to be the most sustainable locations, it is appropriate for policy LP07 to focus these types of development within settlement boundaries.

Policy LP11 - Self-Build and Custom-Build

127. Policy LP11 (now renumbered LP08) aims to provide self and custom-build housing which is encouraged in both the NPPF and the PPG. The Councils' self-build register had 164 people on it at the start of the plan period. Further evidence from the Councils (doc H50) shows over 500 self-build Community Infrastructure Levy (CIL) exemptions over the four years from 30 October 2016. In addition to planning permissions for single self-build dwellings, there is evidence of a number of small sites gaining permission for self-build housing as part of large sites. Historically, the need for 105 permissions per annum across both districts appears to be being met.
128. Policy LP01 and other housing policies should continue to provide a range of self and custom-build opportunities. Therefore, we consider it is not necessary to make any policy provision or exception for such housing. Nonetheless, to avoid confusion and inconsistency between policies in the plan, **MM41** is

required to remove parts 2,3 and 4 of the policy as these relate to matters covered in other policies of the plan.

Other Local Housing Policies

129. In the interests of effectiveness, the wording of both policies LP02 and LP03 require a number of detailed changes to ensure their clarity as well as to remove the unnecessary duplication of requirements already covered in other policies in the plan. These amendments are made by **MM29** and **MM30**.
130. The plan as submitted does not contain a specific policy on the conversion of existing buildings for residential purposes. This means that it does not set a framework for considering any future planning applications that might be submitted for such a change of use. This ineffectiveness is rectified by **MM31** which modifies policy LP04 so that it covers the conversion of buildings to residential use as well as replacement dwellings. As a consequence of this change, we have adjusted the wording of **MM31** from that shown in the consultation schedule so that criterion 3e) of the policy says “original building” rather than “original dwelling”. To ensure the policy is effective and for consistency with other policies, **MM31** also removes requirements that are covered by other policies in the plan, and criteria that were guidance rather than policy.
131. Policy LP05 in the submitted plan is now covered by other policies in the plan and so, in the interests of effectiveness, **MM32** is necessary to delete it.
132. In the submitted plan housing for rural workers is dealt with as part of policy LP22. However, this is not consistent with national policy as it only addresses the needs of equine and other animal based rural businesses rather than all rural workers. Therefore, to address this **MM33** is required to create a new criteria-based policy (numbered LP05). Given that other policies in the plan would cover any such housing need that can be accommodated within the settlement boundaries, it is appropriate that this policy only deals with the circumstances where such housing is required outside of settlement boundaries.

Conclusion

133. Subject to the main modifications detailed above, the local housing policies set out in the plan are positively prepared, justified, effective and consistent with national policy.

Issue 6 – does the plan set out a positively prepared strategy and policies for the environment which are justified, effective and consistent with national policy?

Policy SP09 - Enhancement and Management of the Environment

134. Policy SP09 provides strategic guidance on the enhancement and management of the environment. To ensure consistency with the NPPF **MM26** is required to modify the wording of part 1 of the policy.
135. Part 2 of the policy addresses Protected Habitats Sites. To ensure consistency with the NPPF, and also for the effectiveness of the policy, **MM26** is required to add an additional part to the policy to set out the need to embed mitigation measures to avoid an adverse impact on the integrity of such sites. In addition, **MM24** and **MM25** are required to provide additional information in the supporting text. For clarity, and therefore the effectiveness of the policy, **MM84** provides a definition of the term “Protected Habitats Sites” in the glossary.
136. Also in the interests of effectiveness, **MM26** is required to amend the wording of part 3 of the policy as submitted (now part 4) as terminology such as “the Councils project” is very unclear. However, to provide clarity and thus ensure the effectiveness of the policy, we have amended the wording of **MM26** at the end of parts 4 and 5 from that shown in the consultation schedule (i) by removing the final sentence and adding “ensuring the measures are resilient to climate change” at the end of the first sentence of part 4; and (ii) ensuring consistency between part 5 and the relevant supporting text. As the requirement for 10% net biodiversity gain is set out in policy LP18 (now renumbered LP16), it is not necessary for it to be specified here as well.
137. In line with the HRA the Councils are currently undertaking air quality monitoring from traffic on roads within 200m of Protected Habitats Sites. In the light of this, to ensure the plan is justified and effective, an additional part needs to be added to SP09, as well as additional supporting text, to explain how the outcomes of this monitoring will be addressed. **MM26** and **MM25** amend the policy and supporting text accordingly.

Policy SP10 - Climate Change

138. Policy SP10 sets out the Councils' strategic approach to climate change adaptation and mitigation. This is consistent with the NPPF (paragraph 153) which requires plans to adopt a proactive approach to this. However, for effectiveness, to ensure clarity and to avoid inconsistency within the plan, it is necessary for **MM27** to delete criterion 1a. The examples that were set out in the final part of this criterion are now included in the supporting text, so we do not consider a new criterion in the policy is necessary on tree planting.

139. Given the approach to flood risk set out in the NPPF, we consider the wording of criterion 1b (now 1a) is appropriate. Moreover, given the Environment Agency's Water stressed areas document (doc D07) identifies the area being one of serious water stress, we consider the requirements of what is now criterion 1b of the policy are justified. For clarity, and thus the effectiveness of the policy, **MM79** provides a definition of Holistic Water Management in the glossary.
140. The Suffolk County Council Minerals and Waste Local Plan (doc D25) covers matters relating to waste management and disposal and so it is not necessary for this to be addressed in policy SP10 as well. Paragraph 12.22 recognises the role carbon sinks can have in mitigation, but it is not necessary for the soundness of the plan for carbon sinks to be specifically identified.

Policy LP17 – Environmental Protection

141. Policy LP17 (renumbered LP15) covers a range of environmental protection measures. Part 1 of the policy as submitted (now part 2) relates to making efficient and effective use of land, and land contamination and instability. This is in line with the NPPF which encourages the effective use of land by re-using previously developed land (paragraph 119). The NPPF (paragraph 174b) also states that the economic and other benefits of the best and most versatile agricultural land should be taken into account in planning decisions. Whilst the districts only have limited amounts of previously developed land, it is still appropriate that criterion 1a (now 2a) prioritises the use of such land and whilst recognising that greenfield development will be necessary, avoiding the best and most versatile agricultural land is appropriately a priority. However, for clarity and therefore the effectiveness of the policy, **MM49** is required to rephrase the introduction to the policy, and **MM81** is required to provide a definition in the glossary of "lifecycle for building materials" used in criterion 1b.
142. Part 2 (now part 3) of policy LP17 relates to pollution. To be consistent with the NPPF it is necessary for **MM49** to revise the wording to indicate that where prevention is not possible, developments should seek to mitigate and minimise, not just reduce pollution. To account for all the forms of pollution previously listed in paragraph 15.01, it is necessary for **MM49** to modify criterion 2a so it also refers to waste. As all developments have impacts, some positive and some negative, for the effectiveness of the policy it is necessary for **MM49** to amend criterion 2b to clarify that it is significant adverse impacts that need to be avoided. We consider that the wording of this part provides an appropriate balance between providing clarity and the need to exercise planning judgement on a case-by-case basis. Subject to these changes the policy would provide a satisfactory framework for addressing various forms of pollution including light pollution.

143. Part 3 (now part 4) of the policy deals with the protection of water resources which is in line with the NPPF aims of conserving and enhancing the natural environment and reducing pollution. However, to be effective, **MM49** is required to change the wording in criterion 3b to indicate that “where practicable” developments enhance, rather than just protect, groundwater as enhancing will not always be possible. In addition, for clarity and thus the effectiveness of the policy, we have adjusted the wording of criterion 4b) as shown in **MM49** in the consultation schedule, to indicate that this should be demonstrated by way of a Water Supply Management Statement.

Policy LP18 – Biodiversity and Geodiversity

144. Policy LP18 (now renumbered LP16) seeks to protect and enhance biodiversity and geodiversity which is in line with paragraph 179 of the NPPF. However, to ensure consistency with the NPPF, **MM50** is required to amend the wording of part 1 so that it requires developments to accord with the biodiversity mitigation hierarchy.

145. Part 2 of the policy outlines various criteria that developments will need to address. To ensure the effectiveness of the policy it is also necessary for **MM50** to clarify that development must accord with all the criteria. The reference to “potentially designated sites” in 2a) is unclear and so for clarity, and thus the effectiveness of the policy, **MM82** is required to provide a definition of this in the glossary.

146. As wildlife corridors may cover land in multiple ownerships, to ensure that the plan is justified, **MM50** is required to amend the first sentence of criterion 2d) so it says “where possible”.

147. In line with the Environment Act 2021, criterion 2e) sets out a requirement for developers to provide 10% net biodiversity gain which will become a requirement later this year for major sites, and for small sites next year. The NPPF already encourages developments to provide biodiversity net gains and there is nothing that prevents a local plan setting this or even a higher target before the Act becomes law. Bearing in mind the rural nature of the districts, and the contributions small sites make towards the supply of housing, we consider it is justified that the biodiversity net gain requirement is set in the policy now.

148. To ensure the effectiveness of this part of the policy, it is also necessary for **MM50** to modify criterion 2e) so that it requires adequate monitoring of biodiversity net gain to take place, and to clarify the wording around the delivery of off-site biodiversity net gain. We consider that the term “appropriate resources” is justified as this will need to be determined on a case-by-case basis. Whilst Metrics may not be perfect in measuring biodiversity changes, this

represents the “industry standard” and is therefore an appropriate tool to be used.

Policy LP19 - Landscape

149. Policy LP19 (now renumbered LP17) sets out how developments should conserve and enhance landscape character in line with section 15 of the NPPF and so **MM51** is necessary to amend the wording of part 1 to be consistent with this section of the NPPF. Criterion 1c and the last part of 1b as submitted are more appropriately located in the supporting text as they represent guidance rather than policy and, so for the policy to be justified, **MM51** is required to delete them. For clarity, and thus effectiveness, we have slightly adjusted the wording of criterion 1b as shown in **MM51** in the consultation schedule.
150. Part 2 of policy LP19 sets out the need for Landscape and Visual Appraisals (LVAs) and/or Landscape and Visual Impact Assessments (LVIAs). It is appropriate that these are undertaken for any proposal which it is considered may have a significant landscape or visual impact. However, the wording suggests that this is related to the size of the proposal, which is not necessarily the case, so to ensure the effectiveness of the policy, **MM51** modifies the wording so this is deleted and clarifies that LVA/LVIAs must be prepared for all developments where a significant landscape or visual impact is likely to occur.

Policy LP20 – Areas of Outstanding Natural Beauty

151. Policy LP20 (now renumbered LP18) sets out the approach the Councils will take in relation to proposals in, or adjacent to, AONBs. Paragraph 176 of the NPPF indicates that great weight should be given to conserving and enhancing the landscape and scenic beauty of these areas and paragraph 177 sets out some guidelines for how major development in the AONB should be considered.
152. The wording of policy LP20, as submitted is not consistent with this national guidance and so **MM52** is required to modify it by (i) adding a new part 1 that sets out the approach for major development, (ii) clarifying that the criteria based clause that is now part 2 relates to non-major development that is either in the AONB or within the setting of the AONB, and (iii) amending the wording of what is now 2a and 2e. For clarity **MM94** adds footnotes to explain ‘major development’ and ‘setting of the AONBs’ and removes the existing footnote attached to the policy.
153. To improve the effectiveness of the policy, **MM52** adds a criterion to what is now part 2 of policy LP20, that refers to the need to conserve quality views and to ensure that proposals have been informed by the AONB Management Plan. Whilst tourism is important within the AONBs, there is no justification for treating proposals for tourism and leisure developments differently to other proposals and so **MM52** removes part 2 of the policy as submitted.

154. The supporting text refers to the project areas adjacent to both the Dedham Vale and the Suffolk Coast and Heaths AONBs. However, as submitted it is unclear in the policy how proposals in such areas would be dealt with. Therefore, for clarity and thus the effectiveness of the policy, **MM52** adds a new part to address this, and **MM74** and **MM90** are required to add definitions in the glossary of 'AONB Project Areas' and 'Valued Landscape Assessments for the AONB Project Areas'.
155. Whilst there is a proposal for extending the Dedham Vale AONB, at present there is no timescale for when this might happen. Should it occur, a partial review of the plan could take place if necessary and in any case policy LP20 would provide a framework for assessing proposals in the extended AONB and so we do not consider the policy needs to be amended to take account of this. Furthermore, as policy LP19 (now LP17) sets out when LVIA's will be necessary, reference to this in this policy is not necessary.

Policy LP21 - The Historic Environment

156. Policy LP21 (now renumbered LP19) sets out the approach the Councils will take in relation to proposals that will affect heritage assets in line with the requirement in the NPPF to conserve heritage assets so they can be enjoyed by future generations. The term "heritage assets" is defined in the glossary which makes it clear that it covers both designated and non-designated assets. Given this definition, footnote 40 is not necessary and for clarity and thus effectiveness **MM94** is required to delete it.
157. Moreover, as submitted, in a number of respects policy LP21 is not consistent with national policy. Whilst a Heritage Statement should be proportionate to the asset's significance, the requirement to submit one should not be dependent on the nature of the works proposed and so **MM53** is necessary to amend criterion 1a accordingly. Additionally, **MM53** is required so that the policy reflects the requirements of paragraph 194 of the NPPF, rather than requiring it to cover work that NPPF paragraph 195 requires the local planning authority to do.
158. For clarity and effectiveness **MM53** also makes what was criterion 1b of the policy a separate part, and amends the wording so it also covers, if relevant, the preservation of archaeological remains on site.
159. Part 2 of the policy as submitted (now part 3) does not fully reflect paragraph 197 of the NPPF as it makes no reference to taking into account the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality. It is therefore necessary for **MM53** to add a new criterion to part 3 to address this. We have adjusted the wording of **MM53** as consulted on, in relation to what is now criterion 3a so it is consistent with the requirements of the NPPF.

160. The requirement to avoid harm in part 3 of policy LP21 as submitted is also inconsistent with the NPPF. Nor does this part accurately reflect the tests for considering potential impacts and the balancing as set out in paragraphs 199 – 203 of the NPPF. As a result, it is necessary for **MM53** to modify the wording, by replacing the original paragraph with two new ones (numbered parts 4 and 5) that set out that the Councils will determine applications in accordance with their statutory duties and the statutory tests. The wording of this new part 4 refers to the statutory tests which are clear that in some circumstances harm can be acceptable, which part 5 of the policy then addresses. We consider that the “clear and convincing justification” required by part 5 is consistent with the application of paragraphs 201 and 202 of the NPPF. Nonetheless, to ensure consistency with the NPPF, we have adjusted the wording of part 5 of **MM53** from that shown in the consultation schedule to clarify that such justification is only required for designated heritage assets and to highlight that the justification should accord with the tests in the NPPF.

161. To address formatting errors **MM53** also amends part 5 (now part 7).

162. The supporting text to the policy recognises that there are a number of Registered Parks and Gardens in the two districts. However, it is not necessary for soundness that the need to consult the Gardens Trusts on applications that may affect them is referred to in the policy.

Policy LP22 – Change in Land Use for Equestrian or other Animal/Rural Land Based Uses

163. Policy LP22 (now renumbered LP20) relates to changes of use in land for animal or rural land-based uses and any potential associated dwellings. However, as set out in Issue 5, to ensure consistency with the NPPF, **MM33** has created a stand-alone policy for Rural Workers Dwellings (LP05), so **MM54** is necessary to delete sections 2 and 3 of this policy which previously partially covered this issue.

164. Part 1 of the policy is a criteria-based policy relating to equestrian and other non-agricultural animal-based uses. However, the requirement to demonstrate a functional need for a full-time worker for changes of use in 1a is not justified as it relates solely to the use of the land not to the provision of a dwelling. In addition, the requirement that development should not have any adverse impacts on highway safety in criterion 1l is not consistent with paragraphs 110 and 111 of the NPPF and a number of criteria duplicate requirements of other policies in the plan. As a result, **MM54** is required to make detailed changes to the criteria to ensure the policy is justified, effective and consistent with the NPPF.

Policy LP23 – Agricultural land to residential garden land

165. Policy LP23 (now renumbered LP21) deals with changes of agricultural land to residential garden land. A number of the criteria in part 1 of the policy, as submitted, unnecessarily repeat requirements in other policies in the plan and so for clarity, and thus effectiveness, **MM55** is required to delete them or to modify the wording of them. Moreover, it is not necessary for the policy to specifically refer to assessing impact on heritage assets as that is covered by policy LP21 (now LP19).
166. In addition, the blanket removal of permitted development rights in part 2 of the policy is not justified as the NPPF indicates that such rights should only be removed in exceptional circumstances, and the remainder of part 2 is covered by the criteria in part 1. Part 3 of the policy also simply states what is true of any planning application. Therefore, for effectiveness of the policy, it is necessary for **MM55** to remove both these parts of the policy.

Policy LP24 – New Agricultural/Rural buildings in the Countryside

167. Policy LP24 (now renumbered LP22), as submitted, addresses proposals for new agricultural or rural buildings. However, as other policies in the plan already cover proposals for other types of buildings outside settlement boundaries, **MM56** is necessary to change the title and content of the policy so that it is solely dealing with new agricultural buildings. Whilst many such buildings may be permitted development, in largely rural districts it is justified to have a policy that sets out how proposals that are not will be dealt with. In addition, to ensure consistency with the rest of the plan and to avoid confusion, **MM56** amends the wording in the policy to refer to “outside of settlement boundaries”.
168. To be consistent with paragraphs 110 and 111 of the NPPF, it is also necessary for **MM56** to amend the wording of criterion 2a) and 2d) of the policy and this has enabled the requirement relating to highway issues to be merged into criterion 2a). For clarity, and therefore the effectiveness of the policy, **MM56** needs to make “amenity” a separate criterion rather than part of 2b) and to make detailed changes to the wording of what was 2c) but is now 2d).

Policy LP25 – Sustainable Construction and Design

169. Policy LP25 (now renumbered LP23) seeks to ensure the principles of sustainable design and construction are integrated into all new developments. Given the amendments **MM26** makes to SP09 the requirement in part 2 of this policy for Construction Environment Management Plans is not necessary as it repeats the provision of the strategic policy. So, for the effectiveness of the policy **MM57** removes this part in LP25.

170. Criterion 3b (now 2b) of the policy requires the higher technical standard for water efficiency and part 6 (now part 5) encourages developments to reach the lower target of 100 litres a day. The PPG states that where there is a clear local need policies can require the optional Building Regulation requirement of 110 litres per day. The Environment Agency's Water stressed areas document (doc D07) identifies the plan area as being one of serious water stress and the Water Cycle Study (doc EE17) concludes that there is evidence to support this optional water efficiency requirement. It is therefore appropriate that steps are taken to minimise the use of water. The measures have been tested within the Plan Viability and CIL Review Study (doc ER02) and have been found to be viable. This requirement is therefore justified.
171. However, for clarity, and thus the effectiveness, of the policy it is necessary for **MM57** to (i) update the references in criterion 3a (now 2a), (ii) to split 3c as submitted to create 2c and 2d and (iii) so as to avoid unnecessary repetition with policy LP27 to remove the reference to sustainable urban drainage systems at the end of what is now 2d.
172. For the effectiveness of the policy, it is important that it recognises that it may not always be technically possible to achieve the standards in all situations, and so **MM57** is required to modify the wording of criterion 2a, 2e, 2g and part 4 accordingly.
173. As submitted much of criterion 3e (now 2f) was guidance rather than policy and so for the plan to be effective **MM57** removes this from the policy and it is instead included as a footnote as part of **MM94**. In addition, **MM57** is required to change the wording of criterion 3f (now 2g) so it refers to using sustainable building materials to ensure the clarity and effectiveness of this criterion.
174. Depending on what matters are reserved for future consideration, outline applications may not be able to meet all the requirements of criterion 3c – 3g (now 2c – 2h) in a Sustainability Design and Construction Statement as required in part 4 (now part 3) of the policy. For clarity and effectiveness, it is therefore necessary for **MM57** to set out that such information should be submitted at the appropriate stage. In addition, **MM94** amends footnote 42 (now footnote 33) attached to part 3 so it refers to the most recent version of the NPPF.
175. Whilst national government is proposing the phasing out of gas central heating boilers, a blanket ban on them within the plan would not be appropriate as national guidance has not yet established how this will be achieved. Nor has this been included in the viability testing.

Policy LP26 – Design and Residential Amenity

176. The NPPF is clear that good design is a key aspect of sustainable development and in line with this policy LP26 (now renumbered LP24) sets out matters in relation to design quality and residential amenity. Criterion 1e (now 1d) requires developments to meet the Nationally Described Space Standards. Footnote 49 of the NPPF and the PPG indicate that there must be clear evidence to justify policies requiring this. In the light of the evidence provided by the Councils in doc H51 which sets out the percentage of bedrooms in recent residential developments that have not met the minimum standards we consider that this requirement is justified.
177. However, to avoid unnecessary repetition with other policies in the plan, and so for the effectiveness of the policy, **MM59** is necessary to remove criterion 1c.
178. **MM59** also introduces a “new” criterion 2l) to the policy. This replaces the now deleted policy LP06b) and 1f of this policy which required that 50% of new homes on major housing developments meet the Building Regulation M4(2) standard for accessible and adaptable homes. The SHMA (May 2017) (docs EH01 and 02) indicates that the number of households with over 65-year-olds or with long term health problems or disabilities will increase significantly over the plan period for both districts.
179. Whilst some people will be able to retrofit their existing home, designing homes from the outset to meet future needs is more efficient and will provide greater opportunities for the population to age in a house that meets their needs within the area where they already live. Taking account of the evidence provided in doc H50, the requirement of 50% would help ensure that new housing developments make a reasonable contribution towards meeting the needs of the population and so is justified. However, the evidence does not support the need to include a requirement for a certain percentage to also be provided to meet the M4(3) standard.
180. The Council’s viability assessment utilises a figure of £521 per dwelling to meet the M4(2) standards. Whilst not completely unrealistic this does appear to be set at the lower end of the scale and as a result there is the risk that this requirement may make some sites unviable. Thus, to be justified and effective **MM59** needs to modify the wording of what was originally in LP06b) and criterion 1f and is now 2l) of LP24 so that it indicates that this requirement is subject to it not making the site unviable.
181. At present the policy is unclear as to when a design review would be necessary and whether the developer or the Councils would be responsible for organising this. To provide clarity, and therefore for the effectiveness of the policy, **MM58** is needed to add additional supporting text to explain the factors which would lead to the need for a design review.

182. The NPPF (paragraph 92) indicates that planning should aim to achieve healthy, inclusive and safe places, and so it is necessary for **MM59** to amend 2e) so it refers to the Building for a Healthy Life design assessment framework. However, so that the plan is not devolving policy to other documents which are not development plan documents, we have amended the wording from that shown in the consultation schedule so proposals are required to “take account of” rather than “adhere to” this framework. In the interests of clarity and effectiveness **MM75** is needed to provide a definition of “Design sensitive areas/landscapes” in the glossary.
183. Criterion 2k) relates to design taking into account the needs of disabled people, an aging population and dementia-friendly design principles. To improve its effectiveness, **MM94** is necessary to amend the footnote so it refers to the most recent guidance on dementia friendly design.
184. The two Councils are working with the other districts in the county on the Suffolk Design initiative which is producing a variety of more detailed design guidance. Given this, the level of detail on design in the policy is appropriate. Nevertheless, the reference to ‘any design documents endorsed by the Local Planning Authority’ in part 3 of the policy lacks clarity. So, to provide an effective policy it is necessary for **MM59** to amend the wording, so it sets out which documents are being referred to. To ensure consistency with the NPPF, we have amended the wording of **MM59** in relation to the last sentence of part 3 from that shown in the consultation schedule, so that the requirement to improve the quality and character of the area is achieved “wherever possible”.

Policy LP27 – Energy Sources, Storage and Distribution

185. Paragraph 152 of the NPPF emphasises the role of planning in supporting the transition to a low carbon future in a changing climate and in encouraging the use of renewable and low carbon energy. In line with this, policy LP27 (now renumbered LP25) supports renewable, decentralised and community energy generating proposals subject to various criteria. To ensure consistency with the NPPF **MM60** is necessary to amend the wording so it also refers to low carbon energy.
186. Part 2 of the policy deals with the restoration of the site when energy generation ceases. In most cases this can be dealt with by condition rather than needing a planning obligation and so it is necessary for the effectiveness of the policy for **MM60** to amend the wording to reflect this. It is reasonable that in most cases site restoration should take place within 6 months, however the wording provides sufficient flexibility to enable this to be varied if necessary.
187. For consistency and clarity, and thus the effectiveness of the policy, **MM94** is required to move the examples in criterion 1c into a footnote and provide a definition of ‘nature conservation sites’ in another footnote.

Policy LP28 – Water resources and infrastructure

188. Policy LP28 (now renumbered LP26) details how water resources and infrastructure should be addressed in development proposals. This is consistent with paragraph 153 of the NPPF which requires plans to take a proactive approach to mitigating and adapting to climate change, taking into account, amongst other things, water supply.
189. The policy is largely sound as written, but for clarity and thus the effectiveness of the policy **MM61** is needed to amend the wording of part 4 to remove the words “wherever possible” as within developments foul and surface water should always be dealt with separately.
190. It is convincingly argued in the Habitats Regulations Assessment including Appropriate Assessment for the Babergh and Mid Suffolk Joint Local Plan: ‘Part 1’ (February 2023) (doc J06) that the requirement in part 7 is not necessary and so for effectiveness it is necessary for **MM61** to delete it.
191. There is concern over the growth of intensive poultry farming in the area which requires large quantities of water and produces significant amounts of wastewater. This is addressed in the new policy LP14 and so it is not necessary for this policy to address this matter as well.

Policy LP29 – Flood Risk and vulnerability

192. Policy LP29 (now renumbered LP27) deals with flood risk and vulnerability. To ensure the clarity, and thus the effectiveness, of the policy **MM62** is necessary to amend part 3 to include reference to the design and layout of the site and to avoiding or mitigating risks to ground or surface water quality. Although the NPPF is clear that the requirements in part 3 would need to cover all areas of flooding, it is not necessary for soundness to remove the reference to the different types of flooding in this part of the policy. However, we have modified the wording of this list as shown in the consultation schedule so it uses the correct terminology for the various types of flooding.
193. To reflect the guidance in paragraph 167c) of the NPPF **MM62** also needs to amend the wording of part 4 of the policy. Part 8 currently requires that details of maintenance and adoption should be provided at the application stage. Whilst this forms part of the holistic approach to flood risk, as this can change as schemes evolve, in the interests of the clarity and effectiveness of this part of the policy, **MM62** needs to indicate that indicative details are provided at this stage.
194. For clarity, and therefore the effectiveness of the policy, various other detailed amendments are needed to other criteria in the policy. However, we have

adjusted the wording of **MM62** in relation to part 5 from that shown in the consultation schedule for clarity.

Conclusion

195. In conclusion, subject to the main modifications detailed above, the policies for the environment set out in the plan are positively prepared, justified, effective and consistent with national policy.

Issue 7 – Does the plan set out a positively prepared strategy and policies for healthy communities and infrastructure which are justified, effective and consistent with national policy?

Policy SP08 – Strategic Infrastructure Provision

196. Policy SP08 addresses the delivery of key infrastructure projects, the delivery of mitigation projects identified in the Infrastructure Delivery Plan which are likely to be required to address needs arising from the amount of development envisaged in the plan and the means of providing the funding for the infrastructure mitigation. This accords with the requirements of the NPPF set out in paragraphs 20 and 34. The likely impacts of the plan's envisaged growth will affect areas adjacent to the two districts as well as the districts themselves and so **MM23**, which amends the wording of part 1 to reflect this, is necessary for the plan to be justified.

197. To be consistent with the NPPF as well as for effectiveness, **MM23** also needs to modify the wording of criterion 1a of the policy so it makes clear it addresses all forms of transportation not just road transport, and to highlight that proposals should seek to avoid and mitigate adverse effects and seek to achieve net environmental gains. The latter could include the provision of biodiversity areas or a reduction in emissions.

198. For the effectiveness of the policy, we have amended the wording of **MM23** in relation to criterion 1d as shown in the consultation schedule to reflect the fact that there are other essential water related infrastructure projects required in the districts over the plan period.

199. For clarity, and thus the effectiveness of the policy, it is also necessary for **MM23** to modify the wording of criterion 1e and part 2. At the hearing sessions the Councils clarified that the term "Developers Contributions" used in part 3 as well as in policy LP35 (now LP32) refers to items such as S278 highway infrastructure or land or buildings in kind. Whilst these may be covered by planning obligations they could be provided by conditions. As such, the wording of this part of the policy is appropriate.

200. The Plan Viability and CIL Review Study (doc ER02) has taken into account the infrastructure requirements in the IDP and the requirements of policies within the plan and found that they would not undermine the deliverability of the plan. Given this, we do not consider it is necessary to include “where viable” to part 2 of policy SP08 or part 2 of LP35 (now LP32). In addition, we consider the provision of police and health facilities, and low carbon energy generation, storage and transmission will be dealt with adequately through the implementation of the various relevant development management policies in the plan.

Policy LP33 – Managing Infrastructure Provision

201. Policy LP33 (now renumbered LP30) is supported by the IDP (doc ER01) which sets out the infrastructure likely to be required to address the needs arising from the amount of housing and employment growth envisaged in the plan. This has been prepared with a wide range of partners and providers and is a document that will evolve and change over the plan period, including as a result of the production of the Part 2 plan, to reflect the changing needs and demands for infrastructure. The policy is justified because there needs to be a development management policy that requires proposals to be informed by infrastructure requirements.

202. However, as written the first sentence of part 1 is not policy but sets out how planning applications will be determined. As such, **MM70** is necessary to amend the wording so it requires proposals to “have regard to” the IDP. For the plan to be effective, we have adjusted the wording of **MM70** in relation to part 1 to highlight that the IDP will be reviewed and updated during the plan period. In addition, for clarity **MM94** is necessary to amend footnote 49 (now renumbered 43) to provide a clearer indication of what is meant by “all necessary infrastructure”.

203. Part 3 of the policy concerns conditions and planning obligations which duplicates the requirements in policy LP35. As a result, for clarity and thus effectiveness of the policy it is necessary for **MM70** to remove this part.

Policy LP35 – Developer Contributions and Planning Obligations

204. Policy LP35 (now renumbered LP32) addresses the contributions expected from developments in relation to infrastructure mitigation directly related to the proposal, as required by paragraph 34 of the NPPF. As part 1 of the policy is duplicated in part 3, for the effectiveness of the policy **MM73** needs to delete it. As outlined under SP08, the viability testing of the plan has taken into account the infrastructure requirements and persuasively concludes they would not undermine the deliverability of the plan.

205. However, as written the first sentence of part 2 (now part 1) is not policy but sets out how planning applications will be determined. As such, it is necessary for **MM73** to amend the wording so it requires proposals “to have regard to” the IDP.
206. As infrastructure providers will be consulted on planning applications it is reasonable that the policy indicates that their comments will be taken into account. As it is expected that the IDP will be reviewed on a regular basis we consider it unlikely that infrastructure providers would request other justifiable requirements at planning application stage. In any case the Councils have indicated that such a circumstance would stand to be considered under paragraph 58 of the NPPF. Given this, it is not necessary to introduce a “where viable” caveat to the requirements of the policy.
207. The term “relevant documents” in part 4 (now part 3) of the policy is imprecise, so for the effectiveness of the policy it is necessary for **MM73** to amend the wording so it identifies the documents being referred to and for **MM72** to add an additional paragraph to the supporting text.
208. Whilst understanding the desire of Parish Councils to be consulted on CIL and S106 funding discussions on planning applications, the practicalities of the development management process are not an issue for the soundness of this policy.

Policy LP30 – Designated Open Spaces

209. Policy LP30 relates to designated open spaces, with paragraph 16.03 of the supporting text setting out the different types of open space this may cover. However, there is little evidence to support the designation of the various open spaces and the designations contained a number of errors. Therefore, so the plan is justified it is necessary for **MM63** and **MM64** to delete the policy and supporting text. The protection of open space is now addressed in renumbered policy LP28 as detailed below.

Policy LP31 – Services and Facilities Within the Community

210. Policy LP31 (now renumbered LP28) addresses the provision and retention of services and facilities within the community. Section 8 of the NPPF recognises the importance of these in promoting healthy communities. The types of services and facilities covered by the policy are outlined in the supporting text. In the light of the deletion of policy LP30, to accord with the NPPF and to be effective, **MM65** is necessary (i) to amend the wording of this paragraph so it includes open space and theatres and (ii) for effectiveness and consistency with the rest of the plan, to change “schools” to “education” facilities. Whilst the list of uses is wider than those set out in Class F2 of the Use Classes Order, there are uses that fall within Class E that provide a community facility/service and that it

is appropriate for the policy to cover. Health and education facilities are, however, covered by policy LP34 (now LP31) and so are not included in the list.

211. In addition, given that this policy now includes open space, **MM66** is necessary to amend the supporting text so it sets out the different types of open space it may cover, and to provide other guidance to support the expanded role of the policy. The list of different types of open space is not a 'closed' list and includes amenity green space which are informal areas of open space and could include sites formally classified as "visually important open spaces" and "Areas of Visual and Recreational Amenity". As such it is not necessary for these to be specifically listed.
212. For clarity, and thus the effectiveness of the policy, **MM67** is necessary to amend the wording of parts 1 and 2 of the policy to show that they cover both services and facilities and that part 1 relates to both new, and the expansion of existing, services and facilities. For the same reason **MM67** is needed to (i) modify the wording and separate criterion 1a into 2 separate criteria, and (ii) to amend the wording of criterion 1b (now renumbered 1c). As the original criterion 1c repeats requirements covered in other policies of the plan it is not necessary and so **MM67** deletes it.
213. In the light of the deletion of policy LP30, it is necessary for **MM67** to add a new criterion 1d to the policy which covers the provision of open space within housing developments in excess of 1ha that had been part 2 of LP30. This threshold is reasonable to ensure the open space provided is of a meaningful size. For clarity and therefore the effectiveness of the policy, we have adjusted the wording of the supporting text from that shown in the consultation schedule, so it highlights relevant documents and also the link between this part of the policy and LP32.
214. For clarity and so the effectiveness of the policy, **MM67** also needs to amend the wording of criterion 2b and part 3 and 4 of the policy. In addition, for the same reason **MM94** adds two footnotes to the policy and we have adjusted the wording of **MM67** in relation to part 4 from that shown in the consultation schedule so that it highlights the policies that need to be complied with.

Policy LP32 – Safe, Sustainable and Active Transport

215. Policy LP32 (now renumbered LP29) seeks to ensure that new developments are provided with safe, sustainable and active transport which accords with section 9 of the NPPF. As written the policy is unduly complex and in places repeats requirements in other policies in the plan. For clarity and the effectiveness of the policy, and to ensure consistency with the NPPF, **MM69** is necessary to alter the wording of part 2 (now part 1) of the policy and remove part 3. This alteration includes changes to the wording of part 2 (now part 1) that acknowledge that whilst developments should maximise the provision for

access by sustainable and active modes of transport, they cannot ensure its use.

216. However, some elements of part 3 are still required and so for the effectiveness of the policy it is necessary for **MM69** to modify the wording of part 4 (now part 2) of the policy so that it refers to the protection and enhancement of the Public Rights of Way network and to include a new part 3 to ensure developments provide appropriate parking access for servicing and emergency vehicles. So that the plan is not devolving policy to other documents which are not development plan documents, the wording in **MM69** in relation to the provision of parking now indicates that it should be “informed by”, rather than be “provided in line with” the current parking guidance.
217. As submitted part 1 of the policy (now part 5) contains matters that were guidance rather than policy and so for the effectiveness of the policy this has been removed in **MM69** and **MM94** adds it as a footnote and also adds another footnote that provides a link to advice on Travel Plans. In addition, to ensure the effectiveness of the policy and for consistency with the NPPF, it is necessary for **MM69** to address highway safety.
218. In addition, given the explanation provided in paragraph 16.13 (now 16.11) we consider that part 5 (now part 4) is sufficiently clear. Nonetheless, for clarity **MM68** is necessary to make some changes to the wording of the paragraph, as well as to update the subsequent two paragraphs. To provide further clarity to the policy **MM88** and **MM89** provide definitions in the glossary of ‘Sustainable Development’ and ‘Transport Hierarchy’.

Policy LP34 – Health and Education Provision

219. Policy LP34 (now renumbered LP31) deals with the provision of health and education facilities. However, the wording frequently only refers to educational facilities and so for clarity and the effectiveness of the policy it is necessary for **MM71** to modify the wording to refer also to health facilities. However, we have adjusted the wording of **MM71** from that shown in the consultation schedule to address other instances where this had been missed, and also to indicate that in part 3 it can relate to existing as well as new facilities.
220. Part 1 indicates that the retention of sites in these uses is the “default” position but sets out the criteria that have to be met to justify their redevelopment. Whilst the Department for Education and the NHS may have their own legal framework in relation to the disposal of surplus sites, this does not necessarily cover all aspects that would be addressed by the planning system. So, the retention of part 1 is justified. However, for the effectiveness of the policy, it is necessary for **MM71** to modify the detailed wording of each criterion.

221. At the hearing session the Councils explained that part 2 refers to windfall sites only and that sites would not be held indefinitely.

222. Given that paragraph 11 of the NPPF sets out a presumption in favour of sustainable development, the reference to this in part 3 of the policy is not necessary so **MM71** removes this as well as the next sentence which is guidance rather than policy.

Conclusion

223. Subject to the main modifications detailed above, the policies for healthy communities and infrastructure set out in the plan are positively prepared, justified, effective and consistent with national policy.

Overall Conclusion and Recommendation

224. The plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that we recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

225. The Councils have requested that we recommend MMs to make the plan sound and capable of adoption. We conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix the Babergh and Mid Suffolk Joint Local Plan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

Malcolm Rivett and Alison Partington

Inspectors

This report is accompanied by an Appendix containing the Main Modifications.

APPENDIX – Schedule of Main Modifications

The table below provides an overview of the overall changes to policy numbering and titles between the Submission JLP (November 2020) and the Plan as subject to the Main Modifications.

Reg 19 JLP Ref	New Mods JLP Ref	Policy title (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)	Notes
SP01	SP01	<i>Housing Needs</i>	
SP02	SP02	<i>Affordable Housing</i>	
SP03	SP03	<i>Settlement Hierarchy</i> <u>The sustainable location of new development</u>	Title changed
-	<u>SP04</u>	<u>Provision for Gypsy and Traveller and Travelling Showpeople</u>	New policy
SP04	-	<i>Housing Spatial Distribution</i>	Policy deleted
SP05	SP05	<i>Employment Land</i>	
SP06	SP06	<i>Retail and <u>Main</u> Town Centre Uses</i>	Title changed
SP07	SP07	<i>Tourism</i>	
SP08	SP08	<i>Strategic Infrastructure Provision</i>	
SP09	SP09	<i>Enhancement and Management of the Environment</i>	
SP10	SP10	<i>Climate Change</i>	
LP01	LP01	<i>Windfall development in hamlets and dwelling clusters</i> <u>Windfall infill housing development outside settlement boundaries</u>	Title changed
LP02	LP02	<i>Residential Annexes</i>	
LP03	LP03	<i>Residential Extensions and Conversions</i>	
LP04	LP04	<i>Replacement Dwellings and Conversions In The Countryside (Outside of Settlement Boundaries)</i>	Title changed
LP05	-	<i>Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries</i>	Policy deleted
-	<u>LP05</u>	<u>Rural workers dwellings</u>	New policy
LP06	-	<i>Mix and type of composition</i>	Policy deleted
LP07	<u>LP06</u>	<u>Supported and Special Needs Housing</u>	
LP08	LP07	<i>Affordable, community led and rural exception housing</i> <u>Community-led and rural exception housing</u>	Title changed
LP09	-	<i>Provision for Gypsy and Traveller and Travelling Showpeople</i>	Policy deleted - moved to strategic SP04
LP10	-	<i>Moorings, Marinas and Houseboats</i>	Policy deleted
LP11	LP08	<i>Self-Build and Custom-Build</i>	
LP12	LP09	<i>Employment Development</i> <u>Supporting a Prosperous Economy</u>	Title changed
LP13	LP10	<i>Safeguarding Economic Opportunities</i> <u>Change from Employment Uses</u>	Title changed
LP14	LP11	<i>Town Centre and retail</i> <u>Retail and Town Centres</u>	Title changed
LP15	LP12	<i>Tourism and Leisure</i>	
LP16	LP13	<i>Countryside Tourist Accommodation</i>	
-	<u>LP14</u>	<u>Intensive Livestock and Poultry Farming</u>	New policy

Reg 19 JLP Ref	New Mods JLP Ref	Policy title (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)	Notes
LP17	LP15	Environmental Protection <u>Environmental Protection and Conservation</u>	Title changed
LP18	LP16	<i>Biodiversity & Geodiversity</i>	
LP19	LP17	<i>Landscape</i>	
LP20	LP18	<i>Area of Outstanding Natural Beauty</i>	
LP21	LP19	<i>The Historic Environment</i>	
LP22	LP20	Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses <u>Equestrian or similar other animal land based uses</u>	Title changed
LP23	LP21	<i>Agricultural Land To Residential Garden Land</i>	
LP24	LP22	New agricultural/Rural buildings in the Countryside New <u>Agricultural Buildings</u>	Title changed
LP25	LP23	<i>Sustainable Construction and Design</i>	
LP26	LP24	<i>Design and Residential Amenity</i>	
LP27	LP25	<i>Energy Sources, Storage and Distribution</i>	
LP28	LP26	<i>Water resources and infrastructure</i>	
LP29	LP27	<i>Flood risk and vulnerability</i>	
LP30	-	Designated Open Spaces	Policy deleted
LP31	LP28	<i>Services and Facilities Within the Community</i>	
LP32	LP29	<i>Safe, Sustainable and Active Transport</i>	
LP33	LP30	<i>Managing Infrastructure Provision</i>	
LP34	LP31	<i>Health and Education Provision</i>	
LP35	LP32	<i>Developer Contributions and Planning Obligations</i>	
LS01	-	Hinterland and hamlet sites	Policy Deleted
LA###	-	Housing site allocations	All housing allocation policies deleted

Main Modifications

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM1.	5	Chapter 01 01.01 -01.19	<p>All original text in paras 01.01 – 01.19 to be removed and replaced by new paragraphs below:</p> <p><u>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.</u></p> <p><u>01.02 The Plan area covers Babergh and Mid Suffolk, and the Plan period runs from 2018 to 2037.</u></p> <p><u>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.</u></p> <p><u>01.04 The Plan is set out in the following sections:</u></p> <ol style="list-style-type: none"> <u>I. Section A – Vision, Objectives and Strategic Policies; and</u> <u>II. Section B – Non-Strategic Local Policies (Development Management Policies).</u> <p><u>01.05 Sections A and B of the Plan include policies which address housing, economy, infrastructure, and the environment.</u></p> <p><u>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).</u></p> <p><u>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.</u></p> <p><u>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:</u></p> <ul style="list-style-type: none"> • <u>Settlement hierarchy;</u> • <u>A spatial distribution for any housing allocations insofar as necessary to provide flexibility to ensure plan period housing requirements can be met;</u> • <u>Housing requirement figures for Neighbourhood Plan areas;</u> • <u>Settlement boundaries;</u> • <u>Open space designations;</u> • <u>An assessment of Gypsy, Travellers and Travelling Showpeople needs, and if necessary, allocations to provide for these needs;</u> • <u>An assessment of Houseboat Dwellers’ needs, and a relevant development management policy for houseboat dwellers, moorings and marinas;</u> • <u>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</u> • <u>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.</u>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																				
MM2.	16	03.03 and Key Diagram	<i>03.03 The core features of the Plan area and the general pattern of growth are shown on the key diagram.</i> Modified Key Diagram map to be included in the JLP.																																				
MM3.	18	04.01 – 04.04	<p>04.01 <u>Following the adoption of this Plan, the Part 2 Plan will be produced to address the remaining matters listed earlier in this document. In accordance with national planning legislation, the adopted planning policies in <i>Once Babergh and Mid Suffolk planning policies are adopted, in accordance with national planning legislation</i>, Babergh and Mid Suffolk districts</u><i>they</i> 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.</p> <p>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.</p> <p>04.03 In order to assess the performance and impacts of the Plan, a monitoring framework of indicators/data will be<i>is</i> 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.</p> <p>04.04 The following related sections are set out in the Appendices to the Plan</p> <p>Appendix 01- housing trajectory Appendix 02 – Monitoring framework Appendix 03 – Schedule of superseded policies <u>Appendix 04 – List of Joint Local Plan Policies</u></p>																																				
MM4.	27	Table 3	<p>Table on page 26 identifying the residual housing requirement of the JLP to be labelled as ‘Table 3 – Residual Housing Need over the Plan Period’:</p> <p><u>Table 3 – Residual Housing Need over the Plan Period</u></p> <table border="1"> <thead> <tr> <th></th> <th><i>Local Housing Need Plan requirement (2018 to 2037)</i></th> <th><i>*Outstanding Planning Permissions (dwellings) as at 01/04/2018</i></th> <th><i>Residual requirement (Local Housing Need minus outstanding planning permissions)</i></th> </tr> </thead> <tbody> <tr> <td><i>Babergh</i></td> <td><i>7,904</i></td> <td><i>4,036</i></td> <td><i>3,868</i></td> </tr> <tr> <td><i>Mid Suffolk</i></td> <td><i>10,165</i></td> <td><i>3,831</i></td> <td><i>6,334</i></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th></th> <th><u>Babergh</u></th> <th><u>Mid Suffolk</u></th> </tr> </thead> <tbody> <tr> <td><u>Annual housing need target</u></td> <td><u>416</u></td> <td><u>535</u></td> </tr> <tr> <td><u>Total local housing need requirement (2018-2037)</u></td> <td><u>7,904</u></td> <td><u>10,165</u></td> </tr> <tr> <td><u>Completions 2018-2021</u></td> <td><u>1,274</u></td> <td><u>1,813</u></td> </tr> <tr> <td><u>2021 Committed supply (planning permissions* sites with resolution to grant subject to Section 106 agreement, Neighbourhood Plan allocations)</u></td> <td><u>4,939</u></td> <td><u>7,882</u></td> </tr> <tr> <td><u>Windfall</u></td> <td><u>500</u></td> <td><u>500</u></td> </tr> <tr> <td><u>Total identified housing supply at 2021**</u></td> <td><u>6,713</u></td> <td><u>10,195</u></td> </tr> <tr> <td><u>% of local housing need which is identified housing supply at 2021</u></td> <td><u>85%</u></td> <td><u>100%</u></td> </tr> </tbody> </table>		<i>Local Housing Need Plan requirement (2018 to 2037)</i>	<i>*Outstanding Planning Permissions (dwellings) as at 01/04/2018</i>	<i>Residual requirement (Local Housing Need minus outstanding planning permissions)</i>	<i>Babergh</i>	<i>7,904</i>	<i>4,036</i>	<i>3,868</i>	<i>Mid Suffolk</i>	<i>10,165</i>	<i>3,831</i>	<i>6,334</i>		<u>Babergh</u>	<u>Mid Suffolk</u>	<u>Annual housing need target</u>	<u>416</u>	<u>535</u>	<u>Total local housing need requirement (2018-2037)</u>	<u>7,904</u>	<u>10,165</u>	<u>Completions 2018-2021</u>	<u>1,274</u>	<u>1,813</u>	<u>2021 Committed supply (planning permissions* sites with resolution to grant subject to Section 106 agreement, Neighbourhood Plan allocations)</u>	<u>4,939</u>	<u>7,882</u>	<u>Windfall</u>	<u>500</u>	<u>500</u>	<u>Total identified housing supply at 2021**</u>	<u>6,713</u>	<u>10,195</u>	<u>% of local housing need which is identified housing supply at 2021</u>	<u>85%</u>	<u>100%</u>
	<i>Local Housing Need Plan requirement (2018 to 2037)</i>	<i>*Outstanding Planning Permissions (dwellings) as at 01/04/2018</i>	<i>Residual requirement (Local Housing Need minus outstanding planning permissions)</i>																																				
<i>Babergh</i>	<i>7,904</i>	<i>4,036</i>	<i>3,868</i>																																				
<i>Mid Suffolk</i>	<i>10,165</i>	<i>3,831</i>	<i>6,334</i>																																				
	<u>Babergh</u>	<u>Mid Suffolk</u>																																					
<u>Annual housing need target</u>	<u>416</u>	<u>535</u>																																					
<u>Total local housing need requirement (2018-2037)</u>	<u>7,904</u>	<u>10,165</u>																																					
<u>Completions 2018-2021</u>	<u>1,274</u>	<u>1,813</u>																																					
<u>2021 Committed supply (planning permissions* sites with resolution to grant subject to Section 106 agreement, Neighbourhood Plan allocations)</u>	<u>4,939</u>	<u>7,882</u>																																					
<u>Windfall</u>	<u>500</u>	<u>500</u>																																					
<u>Total identified housing supply at 2021**</u>	<u>6,713</u>	<u>10,195</u>																																					
<u>% of local housing need which is identified housing supply at 2021</u>	<u>85%</u>	<u>100%</u>																																					

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>			
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">2018-2037 Shortfall (if any) to be addressed in Part 2 Plan.</td> <td style="width: 25%; text-align: center; padding: 5px;"><u>1,191</u></td> <td style="width: 25%; text-align: center; padding: 5px;"><u>0</u></td> </tr> </table> <p style="margin-left: 20px;"><i>* Major sites with significant delivery uncertainty have been discounted</i></p> <p style="margin-left: 20px;"><u>** 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.</u></p> <p style="margin-left: 20px;"><u>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.</u></p>	2018-2037 Shortfall (if any) to be addressed in Part 2 Plan.	<u>1,191</u>	<u>0</u>
2018-2037 Shortfall (if any) to be addressed in Part 2 Plan.	<u>1,191</u>	<u>0</u>				
MM5a	27	06.09	<p>06.09 <u>06.08</u> <i>In addition to ensuring that enough new housing is being delivered, it is important to ensure that the right mix, type and size 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 the each District-wide <u>each District-wide</u> needs for the tenure and size mix and type <u>the tenure and size</u> of housing across the Districts over the plan <u>Plan</u> period <u>(Tables 4a and 4b)</u>. This demonstrates that the greatest need is for two, three and four-bedroom accommodation. If appropriate new evidence <u>for each District</u> is produced on the mix of tenure and size of housing required during the p <u>Plan</u> period, this will be made available on the Councils' websites in due course. In addition to the District-wide SHMA, local housing needs surveys may give a more localised view on the type and size of new housing required. The appropriate tenure mix of housing development is set out in the relevant affordable housing policies of the Plan.</i></p> <p>New paragraph after 06.09</p> <p><u>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.</u></p>			
MM5.	28	Policy SP01	<p><i>Policy SP01 – Housing Needs</i></p> <p>1. Across the Plan area, the mix, type and size of the new housing development will be expected to reflect established needs in the most relevant district needs assessment, or any local housing needs surveys where relevant.</p> <p><u>Babergh:</u></p> <p>2.1. In Babergh District <u>In Babergh District</u> the Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district over the p <u>the Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district over the p</u> Plan period. (2018 – 2037).</p> <p><u>Mid-Suffolk:</u></p> <p>3.2. In Mid Suffolk District <u>In Mid Suffolk District</u> the Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid-Suffolk district over the p <u>the Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid-Suffolk district over the p</u> Plan period (2018 – 2037).</p> <p><u>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.</u></p>			

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																										
MM6.	29	07.03 – 07.09, including Babergh AH mix table and Mid Suffolk AH mix table	<p>07.03 High house prices across Babergh and Mid Suffolk Districts mean that it is difficult for people to purchase or rent a house on the open market. The evidence based SHMA (January 2019) establishes Babergh and Mid Suffolk are within the Ipswich Housing Market Area (HMA). The 2014-based local housing need identifies the overall affordable housing requirement over the plan period is as follows:</p> <p><u>Babergh District</u>¹¹</p> <p>07.04 The demographic projections identify there is estimated to be a total of 47,198 households that will be resident in Babergh in 2036. This is 1,203 more than the previous SHMA evidence of September 2017. The household type breakdown is as follows: one person 30.3%, Couple with no children 35.1%, Couple with child/children 20.0%, Lone parent 8.1% and other¹² 6.4%. The figures indicate that the number of 'other' households are expected to increase the most in Babergh (albeit from a low base), followed by lone parent households. The number of couples with children is projected to remain largely unchanged.</p> <p>07.05 For Babergh, the overall profile of affordable housing appropriate to meet the population over the plan period derived from Local Housing Need is: 13.3% of housing to be Affordable Rented and 13.5% affordable home ownership (of which 6.8% could be Shared Ownership and 6.7% Starter Homes demand rather than requirement¹³) reflecting the mix of housing that would best address the needs of the local population. However, this does not take into account the funding that will be available to help provide subsidised housing, and government policy on the level of funding fluctuates within the national spending review process.</p> <p>07.06 The table below shows the tenure & size profile required in Babergh.</p> <table border="1" data-bbox="822 909 1976 1455"> <thead> <tr> <th colspan="6">Babergh Affordable Housing Mix (tenure & size) 2018 – 2036</th> </tr> <tr> <th>Tenure & size</th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4 or more bed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Shared ownership</td> <td>134 (26.4%)</td> <td>165 (32.6%)</td> <td>156 (30.9%)</td> <td>51 (10.1%)</td> <td>506</td> </tr> <tr> <td>Social rent & Affordable rent</td> <td>271 (27.6%)</td> <td>228 (23.2%)</td> <td>225 (22.9%)</td> <td>259 (26.4%)</td> <td>984</td> </tr> <tr> <td>Discount home ownership & starter homes (demand)</td> <td>106 (21.3%)</td> <td>173 (34.8%)</td> <td>145 (29.2%)</td> <td>72 (14.5%)</td> <td>496</td> </tr> <tr> <td>Total</td> <td>511</td> <td>566</td> <td>526</td> <td>382</td> <td>1986</td> </tr> <tr> <td>Total per annum</td> <td>28</td> <td>32</td> <td>29</td> <td>21</td> <td>110</td> </tr> </tbody> </table> <p>Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% due to rounding.</p> <p><u>Mid Suffolk District</u>¹⁴</p> <p>07.07 The demographic projections identify there is estimated to be a total of 53,855 households that will be resident in Mid Suffolk in 2036. This is 2,355 more than the previous SHMA evidence of September 2017. The household type breakdown is as follows: one person 27.6%, Couple with no children 37.4%, Couple with child/children 21.9%, Lone parent 8.3% and other¹⁵ 4.8%. The figures indicate that the number of lone parent households are expected to increase the most in Mid Suffolk, followed by 'other' households. Couples with children are projected to record the smallest rise.</p> <p>07.08 For Mid Suffolk the overall profile of affordable housing appropriate to meet the population over the plan period derived from Local Housing Need is: 12.7% of housing to be Affordable Rented and 10.0% affordable home ownership (of which 5.8% could be Shared Ownership and 4.2% Starter Homes demand rather than requirement¹⁶) reflects the mix of housing that would best address the needs of the local population. But this does not take into account the funding that will be available to help provide subsidised housing, and government policy on the level of funding fluctuates with the national spending review process.</p>	Babergh Affordable Housing Mix (tenure & size) 2018 – 2036						Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total	Shared ownership	134 (26.4%)	165 (32.6%)	156 (30.9%)	51 (10.1%)	506	Social rent & Affordable rent	271 (27.6%)	228 (23.2%)	225 (22.9%)	259 (26.4%)	984	Discount home ownership & starter homes (demand)	106 (21.3%)	173 (34.8%)	145 (29.2%)	72 (14.5%)	496	Total	511	566	526	382	1986	Total per annum	28	32	29	21	110
Babergh Affordable Housing Mix (tenure & size) 2018 – 2036																																													
Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total																																								
Shared ownership	134 (26.4%)	165 (32.6%)	156 (30.9%)	51 (10.1%)	506																																								
Social rent & Affordable rent	271 (27.6%)	228 (23.2%)	225 (22.9%)	259 (26.4%)	984																																								
Discount home ownership & starter homes (demand)	106 (21.3%)	173 (34.8%)	145 (29.2%)	72 (14.5%)	496																																								
Total	511	566	526	382	1986																																								
Total per annum	28	32	29	21	110																																								

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>																																																						
			<p>07.09 The table below shows the tenure & size profile required in Mid Suffolk.</p> <table border="1" data-bbox="822 468 1976 1010"> <thead> <tr> <th colspan="6" style="text-align: center;">Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036</th> </tr> <tr> <th style="text-align: center;">Tenure & size</th> <th style="text-align: center;">1 bed</th> <th style="text-align: center;">2 bed</th> <th style="text-align: center;">3 bed</th> <th style="text-align: center;">4 or more bed</th> <th style="text-align: center;">Total</th> </tr> </thead> <tbody> <tr> <td>Shared ownership</td> <td style="text-align: center;">147 (25.2%)</td> <td style="text-align: center;">187 (32.1%)</td> <td style="text-align: center;">148 (25.4%)</td> <td style="text-align: center;">100 (17.2%)</td> <td style="text-align: center;">583</td> </tr> <tr> <td>Social rent & Affordable rent</td> <td style="text-align: center;">289 (22.4%)</td> <td style="text-align: center;">361 (28.0%)</td> <td style="text-align: center;">303 (23.5%)</td> <td style="text-align: center;">335 (26.0%)</td> <td style="text-align: center;">1,288</td> </tr> <tr> <td>Discount home ownership & starter homes (demand)</td> <td style="text-align: center;">97 (22.5%)</td> <td style="text-align: center;">143 (33.2%)</td> <td style="text-align: center;">131 (30.4%)</td> <td style="text-align: center;">59 (13.7%)</td> <td style="text-align: center;">430</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">533</td> <td style="text-align: center;">691</td> <td style="text-align: center;">582</td> <td style="text-align: center;">494</td> <td style="text-align: center;">2301</td> </tr> <tr> <td>Total per annum</td> <td style="text-align: center;">30</td> <td style="text-align: center;">38</td> <td style="text-align: center;">32</td> <td style="text-align: center;">27</td> <td style="text-align: center;">127</td> </tr> </tbody> </table> <p><i>Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% due to rounding.</i></p> <p>New paragraphs and tables replacing 07.03 to 07.09 and AH mix tables:</p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>Table 4a Babergh Affordable Housing Mix (tenure & size) 2018 – 2036</u></p> <table border="1" data-bbox="822 1738 1947 1864"> <thead> <tr> <th style="text-align: center;"><u>Tenure & size</u></th> <th style="text-align: center;"><u>1 bed</u></th> <th style="text-align: center;"><u>2 bed</u></th> <th style="text-align: center;"><u>3 bed</u></th> <th style="text-align: center;"><u>4 or more bed</u></th> <th style="text-align: center;"><u>Total by tenure</u></th> </tr> </thead> <tbody> <tr> <td><u>Shared ownership</u></td> <td style="text-align: center;"><u>134 (26.4%)</u></td> <td style="text-align: center;"><u>165 (32.6%)</u></td> <td style="text-align: center;"><u>156 (30.9%)</u></td> <td style="text-align: center;"><u>51 (10.1%)</u></td> <td style="text-align: center;"><u>506 (25.4%)</u></td> </tr> </tbody> </table>	Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036						Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total	Shared ownership	147 (25.2%)	187 (32.1%)	148 (25.4%)	100 (17.2%)	583	Social rent & Affordable rent	289 (22.4%)	361 (28.0%)	303 (23.5%)	335 (26.0%)	1,288	Discount home ownership & starter homes (demand)	97 (22.5%)	143 (33.2%)	131 (30.4%)	59 (13.7%)	430	Total	533	691	582	494	2301	Total per annum	30	38	32	27	127	<u>Tenure & size</u>	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 or more bed</u>	<u>Total by tenure</u>	<u>Shared ownership</u>	<u>134 (26.4%)</u>	<u>165 (32.6%)</u>	<u>156 (30.9%)</u>	<u>51 (10.1%)</u>	<u>506 (25.4%)</u>
Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036																																																									
Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total																																																				
Shared ownership	147 (25.2%)	187 (32.1%)	148 (25.4%)	100 (17.2%)	583																																																				
Social rent & Affordable rent	289 (22.4%)	361 (28.0%)	303 (23.5%)	335 (26.0%)	1,288																																																				
Discount home ownership & starter homes (demand)	97 (22.5%)	143 (33.2%)	131 (30.4%)	59 (13.7%)	430																																																				
Total	533	691	582	494	2301																																																				
Total per annum	30	38	32	27	127																																																				
<u>Tenure & size</u>	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 or more bed</u>	<u>Total by tenure</u>																																																				
<u>Shared ownership</u>	<u>134 (26.4%)</u>	<u>165 (32.6%)</u>	<u>156 (30.9%)</u>	<u>51 (10.1%)</u>	<u>506 (25.4%)</u>																																																				

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)					
						<u>Social rent & Affordable rent</u>	<u>271 (27.6%)</u>	<u>228 (23.2%)</u>
			<u>Discount home ownership & starter homes (demand)</u>	<u>106 (21.3%)</u>	<u>173 (34.8%)</u>	<u>145 (29.2%)</u>	<u>72 (14.5%)</u>	<u>496 (24.9%)</u>
			<u>Total by size</u>	<u>511</u>	<u>566</u>	<u>526</u>	<u>382</u>	<u>1,986</u>
			<u>Total per annum</u>	<u>28</u>	<u>32</u>	<u>29</u>	<u>21</u>	<u>110</u>
			<u>Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% and total numbers may differ due to rounding.</u>					
			<u>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.</u>					
			<u>Table 4b Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036</u>					
			<u>Tenure & size</u>	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 or more bed</u>	<u>Total by tenure</u>
			<u>Shared ownership</u>	<u>147 (25.2%)</u>	<u>187 (32.1%)</u>	<u>148 (25.4%)</u>	<u>100 (17.2%)</u>	<u>583 (25.3%)</u>
			<u>Social rent & Affordable rent</u>	<u>289 (22.4%)</u>	<u>361 (28.0%)</u>	<u>303 (23.5%)</u>	<u>335 (26.0%)</u>	<u>1,288 (55.9%)</u>
			<u>Discount home ownership & starter homes (demand)</u>	<u>97 (22.5%)</u>	<u>143 (33.2%)</u>	<u>131 (30.4%)</u>	<u>59 (13.7%)</u>	<u>430 (18.6%)</u>
			<u>Total by size</u>	<u>533</u>	<u>691</u>	<u>582</u>	<u>494</u>	<u>2,301</u>
			<u>Total per annum</u>	<u>30</u>	<u>38</u>	<u>32</u>	<u>27</u>	<u>127</u>
			<u>Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% and total numbers may differ due to rounding.</u>					
MM7.	31	07.11	07.11 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.					

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>New paragraphs to be inserted after paragraph 07.11:</p> <p><u>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.</u></p> <p><u>Currently the SHMA provides the most up to date evidence on the District-wide needs for the 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.</u></p> <p><u>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.</u></p>
MM8.	32	Policy SP02	<p><i>Policy SP02 – Affordable Housing</i></p> <ol style="list-style-type: none"> 1. A contribution of 35% affordable housing¹⁸ will be required on sites of ten or more dwellings or 0.5ha or more. <u>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.</u> 2. Proposals which provide a greater amount of affordable housing than that set out above will also be permitted, subject to the relevant Plan and Neighbourhood Plan policies. <u>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.</u> 3. The Plan will assist to deliver 2,096 affordable dwellings in Babergh and 2,428 affordable dwellings in Mid Suffolk up to 2037. <u>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.</u> 4. Proposals for new affordable housing will be expected to have regard to the mix and type of housing needs identified in the most relevant district needs assessment, evidence supported by the Council. <u>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.</u> In exceptional circumstances, where it is evidenced and justified convincingly demonstrated, and the Councils is satisfied that the required provision of affordable housing is not viable, the relevant Council may agree to vary the requirement. For affordable housing. An agreed viability assessment format will be required to demonstrate this. <p><u>5. The Councils will expect affordable housing provision to be met on-site unless:</u></p> <ol style="list-style-type: none"> a. <u>Off-site provision or an appropriate financial contribution in lieu can be robustly justified; and</u> b. <u>the agreed approach contributes to the objective of creating mixed and balanced communities.</u> <p><u>6. Affordable housing must be well-designed and where other types of housing are delivered it must be integrated within the development.</u></p> <p><u>7. Development proposals must avoid artificial or contrived subdivision of a landholding in related ownership to circumvent requirements.</u></p>
MM9.	33	08.02 – 08.04	<p>08.02 The Babergh and Mid Suffolk Ipswich fringe areas have historically been strategic designations, as growth areas in recognition of the cross-boundary influence of the county town of Ipswich as a regional service centre. This strategic area will remain in the Babergh and Mid Suffolk Joint Local Plan. Similarly,</p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p><i>settlements previously identified as Urban Areas and Market Towns in the previous adopted development plans, will continue to be identified as such. This is in recognition of the significant service and facility provision they make to the wider catchment area.</i></p> <p><i>08.03 A weighted scoring system has been used to indicate the relative sustainability of villages, by identifying Core Villages, Hinterland Villages and Hamlets Villages. Due to the dispersed nature of some settlements in Babergh and Mid Suffolk, the settlement hierarchy assesses the sustainability of settlements themselves, rather than the wider parish. Settlements that do not have ten or more well related dwellings have not been identified in the settlement hierarchy. Such settlements are addressed in the Hamlets and Clusters of Development in the Countryside policy.</i></p> <p><i>08.04 Each category of settlements will be required to contribute towards the future growth of the Districts. It is important that development is proportionate to the provision of services and facilities within these settlements, and as such, the Ipswich Fringe, Market Towns/Urban Areas and Core Villages categories will take the largest levels of growth. The settlement hierarchy needs to be considered in combination with the Spatial Distribution. However, all settlements within each category are not equal, and there will be some variance in levels of growth dependent upon a number of factors, including the availability of suitable development sites, infrastructure capacity and considerations of the built and natural environment.</i></p> <p>New paragraph to be inserted after 08.01:</p> <p><u>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.</u></p>
MM10.	34	Policy SP03	<p>Policy SP03 – Settlement Hierarchy</p> <p><i>1. In all cases the scale and location of development will depend upon the role of settlements within the settlement hierarchy defined in Table 2 and Table 3, the spatial distribution, the capacity of existing physical and social infrastructure or new/enhanced infrastructure, as well as having regard to the natural, built and historic environment. Development which would lead to visual or physical coalescence of settlements will not be supported.</i></p> <p><i>2. Ipswich Fringe settlements, Market Towns/Urban Areas and Core Villages will act as a focus for development, which will be delivered through site allocations in the Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies.</i></p> <p><i>3. Settlement boundaries have been created as defined on the Policies Map in order to demonstrate the extent of land which is required to meet the development needs of the Plan. New allocations are included within the defined settlement boundaries. The principle of development is established within settlement boundaries, subject to the other policies in the Plan. Outside of the defined boundaries in isolated locations development will only be permitted in exceptional circumstances.</i></p> <p><i>4. Development within settlement boundaries will be permitted where:</i></p> <p><i>a) Design is sympathetic to its surrounding and demonstrates high-quality design by having regard to the relevant policies of the Plan;</i></p> <p><i>b) A high standard of hard and soft landscaping, appropriate for the location is used;</i></p> <p><i>c) Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and</i></p> <p><i>d) The cumulative impact of proposals will be a material consideration.</i></p> <p><u>Policy SP03 – The sustainable location of new development</u></p> <p><u>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.</u></p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																		
			<p>2. <u>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:</u></p> <p><u>(a) the site is allocated for development, or</u> <u>(b) it is in accordance with a made Neighbourhood Plan, or</u> <u>(c) it is in accordance with one of the policies of this plan listed in Table 5; or</u> <u>(d) it is in accordance paragraph 80 of the NPPF (2021).</u></p> <p>3. <u>Settlement boundaries will be reviewed, and if necessary revised, as part of the preparation of the Part 2 Plan.</u></p>																																		
MM10a.	34	New Table 5 added	<p><u>Insert: Table 5</u></p> <table border="1" data-bbox="825 751 1947 1906"> <thead> <tr> <th colspan="2" data-bbox="825 751 1947 814"><u>Table 5 – Policies permitting development outside settlement boundaries, subject to the development’s accordance with the other relevant policies of the Plan</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="825 814 1071 877"><u>SP04 (1)</u></td> <td data-bbox="1077 814 1947 877"><u>development of sites for Gypsies and Travellers and Travelling Showpeople</u></td> </tr> <tr> <td data-bbox="825 877 1071 972"><u>SP05 (1, 2 and 5)</u></td> <td data-bbox="1077 877 1947 972"><u>development on strategic employment sites, at Brantham and along strategic transport corridors</u></td> </tr> <tr> <td data-bbox="825 972 1071 1035"><u>SP07 (1 and 2)</u></td> <td data-bbox="1077 972 1947 1035"><u>sustainable tourism development where it accords with LP12 (2)</u></td> </tr> <tr> <td data-bbox="825 1035 1071 1140"><u>SP08 (1)</u></td> <td data-bbox="1077 1035 1947 1140"><u>development enabling the delivery of key strategic infrastructure projects</u></td> </tr> <tr> <td data-bbox="825 1140 1071 1203"><u>LP01 (1)</u></td> <td data-bbox="1077 1140 1947 1203"><u>infill housing development</u></td> </tr> <tr> <td data-bbox="825 1203 1071 1266"><u>LP02 (1)</u></td> <td data-bbox="1077 1203 1947 1266"><u>residential annexes</u></td> </tr> <tr> <td data-bbox="825 1266 1071 1329"><u>LP03 (1)</u></td> <td data-bbox="1077 1266 1947 1329"><u>residential extensions and conversions</u></td> </tr> <tr> <td data-bbox="825 1329 1071 1392"><u>LP04 (1 and 2)</u></td> <td data-bbox="1077 1329 1947 1392"><u>replacement dwellings and conversions</u></td> </tr> <tr> <td data-bbox="825 1392 1071 1455"><u>LP05 (1)</u></td> <td data-bbox="1077 1392 1947 1455"><u>rural worker dwellings</u></td> </tr> <tr> <td data-bbox="825 1455 1071 1518"><u>LP07 (1 and 2)</u></td> <td data-bbox="1077 1455 1947 1518"><u>community-led housing and rural exception site housing</u></td> </tr> <tr> <td data-bbox="825 1518 1071 1581"><u>LP09 (2)</u></td> <td data-bbox="1077 1518 1947 1581"><u>change of use to small scale employment development</u></td> </tr> <tr> <td data-bbox="825 1581 1071 1644"><u>LP10 (2)</u></td> <td data-bbox="1077 1581 1947 1644"><u>change from employment use</u></td> </tr> <tr> <td data-bbox="825 1644 1071 1707"><u>LP12 (2)</u></td> <td data-bbox="1077 1644 1947 1707"><u>tourism and leisure development</u></td> </tr> <tr> <td data-bbox="825 1707 1071 1812"><u>LP13 (1 and 4)</u></td> <td data-bbox="1077 1707 1947 1812"><u>tourist accommodation and removal of holiday occupancy conditions</u></td> </tr> <tr> <td data-bbox="825 1812 1071 1875"><u>LP14 (1)</u></td> <td data-bbox="1077 1812 1947 1875"><u>intensive livestock and poultry farming, subject to LP14 (2)</u></td> </tr> <tr> <td data-bbox="825 1875 1071 1906"><u>LP19 (3a)</u></td> <td data-bbox="1077 1875 1947 1906"><u>re-use /redevelopment of a heritage asset</u></td> </tr> </tbody> </table>	<u>Table 5 – Policies permitting development outside settlement boundaries, subject to the development’s accordance with the other relevant policies of the Plan</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>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>Table 5 – Policies permitting development outside settlement boundaries, subject to the development’s accordance with the other relevant policies of the Plan</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>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>																																				

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)												
			<table border="1"> <tr> <td><u>LP20 (1)</u></td> <td><u>change of use of land for equestrian purposes or other similar animal-based uses</u></td> </tr> <tr> <td><u>LP21 (1)</u></td> <td><u>change of use of agricultural land to residential garden</u></td> </tr> <tr> <td><u>LP22 (1)</u></td> <td><u>new agricultural buildings where there is demonstrable evidence to justify the need for them</u></td> </tr> <tr> <td><u>LP25 (1)</u></td> <td><u>sources, storage and distribution of energy</u></td> </tr> <tr> <td><u>LP28 (1a)</u></td> <td><u>new accessible local services and community facilities where in accordance with LP28 (1b)</u></td> </tr> <tr> <td><u>LP31(3)</u></td> <td><u>new health or education facilities</u></td> </tr> </table>	<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>
<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>														
MM11.	35	Table 2	Removal of proposed Babergh settlement hierarchy Table 2 – Babergh Settlement Hierarchy												
MM12.	37	Table 3	Removal of proposed Mid Suffolk settlement hierarchy Table 3 – Mid Suffolk Settlement Hierarchy												
MM13.	40	Heading 09	09 – Spatial Distribution 09 – Gypsy and Traveller and Travelling Showpeople												
MM14.	40	09.02 – 09.12, Policy SP03, Table 04	<p>Housing</p> <p>09.02 – Since the 2001 Census, both Districts have delivered housing growth predominantly in the rural areas (approximately 60%). In recent years, both Babergh and Mid Suffolk Districts have experienced difficulty in meeting the identified housing targets for the respective areas and have had a limited number of allocated sites. The Councils are working to address this, including the production of an ‘Action Plan’ to focus upon the timely delivery of new housing. This Plan has identified a supply of development from April 2018 up to March 2037. In constructing the spatial distribution of this Plan, the Councils have been mindful of the inherent market strengths within the area and have sought to ensure that the most suitable and deliverable sites are proposed. In many instances, this requires the complex alignment with infrastructure improvement programmes and investment to ensure that growth is planned in a sustainable manner.</p> <p>09.03 – A significant number of Neighbourhood Plans (NPs) are emerging throughout the Plan area, with a range of local issues and objectives being planned for. The District Councils have produced minimum housing requirement figures for these areas to assist the NP groups in the formation and progression of those plans. In identifying the respective NP requirement figures, the Councils have been mindful of their duty to ensure that the overall district Plan requirement figures can be met.</p> <p>09.04 – Planning permissions yet to be completed as of 1st April 2018 are counted, leaving a residual amount to be found from new development locations. The total housing numbers in the Plan have been identified by combining the outstanding dwellings with planning permissions as of 1st April 2018, with new development locations set out in the Plan.</p> <p>09.05 – Cumulatively, allocations of importance to delivery of the Plan (in particular key infrastructure delivery and meeting local housing need) will be attributed to new housing growth in the following criteria:</p> <ul style="list-style-type: none"> • Key sites in the Ipswich Fringe • Settlements along the A14/mainline railway corridor (Mid Suffolk) • Settlements along the A12/mainline railway corridor (Babergh) • Settlements requiring new school and/or healthcare sites. 												

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																								
			<p>09.06 The transport corridors of the A12, A14, A140 and railway lines within the area have a strong effect upon market forces and demand for both housing and employment land. Compatible growth along these areas can help to reduce the need to travel by ensuring closer location of where people live, relative to shops, services and employment. However, Babergh and Mid Suffolk are both rural districts, with a wide variety of settlement types and it is important that all communities throughout the area are helped to maintain vitality and services. Consistent with national planning policy, this Plan seeks to create flexibility and diversity with policies for appropriate rural growth.</p> <p><i>Spatial approach</i></p> <p>09.07 The spatial distribution of housing set out in this Plan seeks to secure a balance to growth in the strategic transport corridor areas, as well as ensuring that other market towns and rural communities' benefit from appropriate growth. A diversity of site sizes and locations are proposed which will help to maintain delivery at the scale to meet district targets. The Councils will closely monitor the ongoing annual delivery rates of housing across the Plan area and will take appropriate, pro-active action, if it is required to address delivery performance issues.</p> <p>09.08 The specific new development locations are identified on the Policies Maps at the end of the document. The new development locations have been identified with consideration to consultation responses, the availability and deliverability of sites, the preferred spatial distribution pattern, the sensitivities and constraints of the area (eg. flood zones, heritage features and landscape designations etc) and the infrastructure capacity and opportunities (eg. schools and healthcare etc). Sites judged to perform best overall against the above criteria and evidence base outcomes have been proposed in this document.</p> <p>09.09 Windfall sites are defined as sites not specifically identified in the development plan. As evidenced in the latest Annual Monitoring Report¹⁹, in the last four years, the volume of windfall dwelling completions has been significant, with a total of approximately 600 dwellings in Babergh and approximately 1,000 dwellings in Mid Suffolk. In addition to the supply of housing land identified in the Plan, the Councils have also included an allowance for new 'windfall' development of 500 dwellings (28 dwellings per annum) for each district. This is considered a measured and reasonable allowance given the recent historic rates of windfall and abundance of new allocations identified in the Plan.</p> <p>09.10 Whilst a new settlement approach has been discounted in this Plan, the Councils are mindful to give consideration to the longer term prospect of planning for a new settlement at the Plan review (due to be undertaken within 5 years of this Plan adoption). Some of the key criteria for the broad location of a new settlement would likely include:</p> <p>a. Significant land for a genuine discrete new settlement, or the realistic prospect for transformational development, both in nature and scale, of an existing settlement;</p> <p>b. Opportunities for significant re-use of brownfield land;</p> <p>c. Opportunities for improvement and integration of strategic transport routes;</p> <p>d. Accessibility to job concentrations, or the realistic prospect for significant new employment land located with new homes; and</p> <p>e. Opportunities to optimise new infrastructure delivery</p> <p><i>Policy SP04 - Housing Spatial Distribution</i></p> <p><i>From April 2018 to March 2037, the broad distribution of new additional housing provision will be as follows:</i></p> <p><u><i>Babergh</i></u></p> <table border="1" data-bbox="825 1629 1947 1892"> <thead> <tr> <th><i>Settlement Hierarchy</i></th> <th><i>OPPs* (at 01/04/18)</i></th> <th><i>New homes (2018-2037)</i></th> <th><i>Total homes (2018-2037)</i></th> </tr> </thead> <tbody> <tr> <td><i>Ipswich Fringe</i></td> <td><i>289</i></td> <td><i>1,757</i></td> <td><i>2,046 (21%)</i></td> </tr> <tr> <td><i>Market Towns and Urban Areas</i></td> <td><i>1,731</i></td> <td><i>1,430</i></td> <td><i>3,161 (33%)</i></td> </tr> <tr> <td><i>Core Villages</i></td> <td><i>1,288</i></td> <td><i>1,411</i></td> <td><i>2,699 (28%)</i></td> </tr> <tr> <td><i>Hinterland Villages</i></td> <td><i>582</i></td> <td><i>284</i></td> <td><i>866 (9%)</i></td> </tr> <tr> <td><i>Hamlets</i></td> <td><i>146</i></td> <td><i>193</i></td> <td><i>339 (4%)</i></td> </tr> </tbody> </table>	<i>Settlement Hierarchy</i>	<i>OPPs* (at 01/04/18)</i>	<i>New homes (2018-2037)</i>	<i>Total homes (2018-2037)</i>	<i>Ipswich Fringe</i>	<i>289</i>	<i>1,757</i>	<i>2,046 (21%)</i>	<i>Market Towns and Urban Areas</i>	<i>1,731</i>	<i>1,430</i>	<i>3,161 (33%)</i>	<i>Core Villages</i>	<i>1,288</i>	<i>1,411</i>	<i>2,699 (28%)</i>	<i>Hinterland Villages</i>	<i>582</i>	<i>284</i>	<i>866 (9%)</i>	<i>Hamlets</i>	<i>146</i>	<i>193</i>	<i>339 (4%)</i>
<i>Settlement Hierarchy</i>	<i>OPPs* (at 01/04/18)</i>	<i>New homes (2018-2037)</i>	<i>Total homes (2018-2037)</i>																								
<i>Ipswich Fringe</i>	<i>289</i>	<i>1,757</i>	<i>2,046 (21%)</i>																								
<i>Market Towns and Urban Areas</i>	<i>1,731</i>	<i>1,430</i>	<i>3,161 (33%)</i>																								
<i>Core Villages</i>	<i>1,288</i>	<i>1,411</i>	<i>2,699 (28%)</i>																								
<i>Hinterland Villages</i>	<i>582</i>	<i>284</i>	<i>866 (9%)</i>																								
<i>Hamlets</i>	<i>146</i>	<i>193</i>	<i>339 (4%)</i>																								

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal Underlined text, italic and bold text = additional text <i>Plain italic</i> = original wording)			
			<i>'Windfall'</i>	-	500	500 (5%)
			<i>Total</i>	4,036	5,575	9,611
			<i>*Outstanding planning permission. (% may not sum due to rounding)</i>			
			<u>Mid Suffolk</u>			
			<i>Settlement Hierarchy</i>	<i>OPPs* (at 01/04/18)</i>	<i>New homes (2018-2037)</i>	<i>Total homes (2018-2037)</i>
			<i>Ipswich Fringe</i>	526	1,192	1,718 (14%)
			<i>Market Towns and Urban Areas</i>	1,124	2,842	3,966 (31%)
			<i>Core Villages</i>	1,464	3,297	4,761 (38%)
			<i>Hinterland Villages</i>	517	750	1,267 (10%)
			<i>Hamlets</i>	200	204	404 (3%)
			<i>'Windfall'</i>	-	500	500 (4%)
			<i>Total</i>	3,831	8,785	12,616
			<i>*Outstanding planning permission. (% may not sum due to rounding)</i>			
			<i>All identified home numbers are minimum figures. Allocations and settlement boundaries are identified on the Policies Map.</i>			
			<u>Neighbourhood Plans</u>			
			<i>In order to assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements set out in Table 4. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so.</i>			
			Table 4 – Minimum housing requirement for NP Areas			
			Babergh			
			09.11 <i>The numbers contained within the table include outstanding planning permissions (OPPs) granted as of 1st April 2018. If outstanding planning permissions granted as of 1st April 2018 expire during the lifetime of the Plan, then the corresponding offset number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total homes requirement</i>			
			Neighbourhood Plan Area	Identified OPPs (as of 01/04/18)	Total homes required	
			<i>Aldham</i>	4	13	
			<i>Assington</i>	38	38	
			<i>Bentley</i>	32	52	
			<i>Boxford</i>	8	13	
			<i>Capel St Mary</i>	142	792	
			<i>Chelmondiston</i>	13	52	
			<i>Chilton</i>	11	164	
			<i>Copdock and Washbrook</i>	36	274	
			<i>East Bergholt</i>	12	241	
			<i>Elmsett</i>	8	49	
			<i>Glomsford</i>	37	37	
			<i>Great Waldingfield</i>	7	39	
			<i>Hadleigh</i>	125	871	
			<i>Hartest</i>	12	12	
			<i>Hitcham</i>	5	17	

Mod Ref #	Page	Policy / Paragraph	Modification																																																																													
			(Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																																																													
			<i>Holbrook</i>	58	65																																																																											
			<i>Lavenham</i>	98	118																																																																											
			<i>Lawshall</i>	3	23																																																																											
			<i>Leavenheath</i>	4	44																																																																											
			<i>Little Cornard</i>	3	3																																																																											
			<i>Little Waldingfield</i>	4	4																																																																											
			<i>Long Melford</i>	217	367																																																																											
			<i>Newton</i>	23	23																																																																											
			<i>Sproughton</i>	84	1,514																																																																											
			<i>Stoke by Nayland</i>	1	27																																																																											
			<i>Stutton</i>	11	65																																																																											
			<i>Whatfield</i>	1	1																																																																											
			<i>Woolverstone</i>	16	26																																																																											
			Mid Suffolk																																																																													
			09.12 <i>The numbers contained within the table include outstanding planning permissions granted as of 1st April 2018. If outstanding planning permissions (OPPs) granted as of 1st April 2018 expire during the lifetime of the Plan, then the corresponding offset number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total requirement.</i>																																																																													
			<table border="1"> <thead> <tr> <th>Neighbourhood Plan Area</th> <th>Identified OPPs (as of 01/04/18)</th> <th>Total homes required</th> </tr> </thead> <tbody> <tr><td><i>Ashbocking</i></td><td>4</td><td>19</td></tr> <tr><td><i>Battisford</i></td><td>3</td><td>12</td></tr> <tr><td><i>Beyton</i></td><td>11</td><td>30</td></tr> <tr><td><i>Botesdale & Rickinghall</i></td><td>43</td><td>194</td></tr> <tr><td><i>Debenham</i></td><td>16</td><td>261</td></tr> <tr><td><i>Diss & District (covering the parishes of Brome & Oakley, Palgrave and Stuston)</i></td><td>49</td><td>64</td></tr> <tr><td><i>Drinkstone</i></td><td>1</td><td>1</td></tr> <tr><td><i>Elmswell</i></td><td>480</td><td>834</td></tr> <tr><td><i>Eye</i></td><td>291</td><td>663</td></tr> <tr><td><i>Fressingfield</i></td><td>38</td><td>56</td></tr> <tr><td><i>Haughley</i></td><td>7</td><td>199</td></tr> <tr><td><i>Hoxne</i></td><td>13</td><td>43</td></tr> <tr><td><i>Laxfield</i></td><td>35</td><td>97</td></tr> <tr><td><i>Mendlesham</i></td><td>86</td><td>161</td></tr> <tr><td><i>Needham Market</i></td><td>311</td><td>512</td></tr> <tr><td><i>Old Newton with Dagworth</i></td><td>11</td><td>141</td></tr> <tr><td><i>Redgrave</i></td><td>2</td><td>11</td></tr> <tr><td><i>Stowupland</i></td><td>191</td><td>652</td></tr> <tr><td><i>Stradbroke</i></td><td>67</td><td>282</td></tr> <tr><td><i>Thorndon</i></td><td>55</td><td>75</td></tr> <tr><td><i>Thurston</i></td><td>490</td><td>1,489</td></tr> <tr><td><i>Walsham le Willows</i></td><td>8</td><td>90</td></tr> <tr><td><i>Wilby</i></td><td>7</td><td>7</td></tr> <tr><td><i>Woolpit</i></td><td>18</td><td>717</td></tr> </tbody> </table>			Neighbourhood Plan Area	Identified OPPs (as of 01/04/18)	Total homes required	<i>Ashbocking</i>	4	19	<i>Battisford</i>	3	12	<i>Beyton</i>	11	30	<i>Botesdale & Rickinghall</i>	43	194	<i>Debenham</i>	16	261	<i>Diss & District (covering the parishes of Brome & Oakley, Palgrave and Stuston)</i>	49	64	<i>Drinkstone</i>	1	1	<i>Elmswell</i>	480	834	<i>Eye</i>	291	663	<i>Fressingfield</i>	38	56	<i>Haughley</i>	7	199	<i>Hoxne</i>	13	43	<i>Laxfield</i>	35	97	<i>Mendlesham</i>	86	161	<i>Needham Market</i>	311	512	<i>Old Newton with Dagworth</i>	11	141	<i>Redgrave</i>	2	11	<i>Stowupland</i>	191	652	<i>Stradbroke</i>	67	282	<i>Thorndon</i>	55	75	<i>Thurston</i>	490	1,489	<i>Walsham le Willows</i>	8	90	<i>Wilby</i>	7	7	<i>Woolpit</i>	18	717
Neighbourhood Plan Area	Identified OPPs (as of 01/04/18)	Total homes required																																																																														
<i>Ashbocking</i>	4	19																																																																														
<i>Battisford</i>	3	12																																																																														
<i>Beyton</i>	11	30																																																																														
<i>Botesdale & Rickinghall</i>	43	194																																																																														
<i>Debenham</i>	16	261																																																																														
<i>Diss & District (covering the parishes of Brome & Oakley, Palgrave and Stuston)</i>	49	64																																																																														
<i>Drinkstone</i>	1	1																																																																														
<i>Elmswell</i>	480	834																																																																														
<i>Eye</i>	291	663																																																																														
<i>Fressingfield</i>	38	56																																																																														
<i>Haughley</i>	7	199																																																																														
<i>Hoxne</i>	13	43																																																																														
<i>Laxfield</i>	35	97																																																																														
<i>Mendlesham</i>	86	161																																																																														
<i>Needham Market</i>	311	512																																																																														
<i>Old Newton with Dagworth</i>	11	141																																																																														
<i>Redgrave</i>	2	11																																																																														
<i>Stowupland</i>	191	652																																																																														
<i>Stradbroke</i>	67	282																																																																														
<i>Thorndon</i>	55	75																																																																														
<i>Thurston</i>	490	1,489																																																																														
<i>Walsham le Willows</i>	8	90																																																																														
<i>Wilby</i>	7	7																																																																														
<i>Woolpit</i>	18	717																																																																														

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
MM15.	40	09.01	<p>09.01 The Councils need to plan the right locations to meet the identified local housing and economic needs across the district areas. Growth has many key benefits, including the securing of greater local investment, adapting and enhancing the local environment to modern living contexts, creating local job opportunities and ensuring local people have suitable and affordable homes to live in.</p> <p><i>Housing</i></p>
MM16.	40	New sub heading, supporting text and policy to follow after 9.01	<p>Add new heading and paragraphs to be inserted as new paragraph 09.01:</p> <p><u>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.</u></p> <p><u>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.</u></p>
MM17.	40	New policy – SP04	<p><u>Policy SP04 – Provision for Gypsy and Traveller and Travelling Showpeople</u></p> <p><u>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.</u></p> <p><u>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 relevant District-wide need.</u></p>
MM18.	45	09.13 – 09.24	<p>All original text in paras 09.13 – 09.24 to be removed and replaced by new paragraphs inserted into the start of modified Chapter 10 (p.50)</p>
MM19.	50	10.01	<p>New text below inserted as beginning of Chapter 10. (supporting Policy SP05)</p> <p><u>Economic Growth</u> <u>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.</u></p> <p><u>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).</u></p> <p><u>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.</u></p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																																																																																
			<p><u>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.</u></p> <p>Table 6: Strategic Employment Sites and Gross* Areas</p> <table border="1"> <thead> <tr> <th>Site No.</th> <th>Site Name</th> <th>Total Site Area (Ha)</th> <th>Vacant Land (Ha) (as at Nov 2022)</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;"><i>Babergh</i></td> </tr> <tr> <td>1</td> <td>Acton – Bull Lane</td> <td>11.8</td> <td>0</td> </tr> <tr> <td>2</td> <td>Hadleigh – Lady Lane</td> <td>22.9</td> <td>0.5</td> </tr> <tr> <td>3</td> <td>Raydon – Notley Enterprise Park</td> <td>11.2</td> <td>0</td> </tr> <tr> <td>4</td> <td>Sproughton – Farthing Road</td> <td>20.9</td> <td>0</td> </tr> <tr> <td>5</td> <td>Sproughton Former Sugar Beet Factory</td> <td>35.5</td> <td>17.2</td> </tr> <tr> <td>6</td> <td>Sudbury – Chilton Industrial Estate, Delphi Site, Church Field Road and Northern Road</td> <td>69.8</td> <td>2.4</td> </tr> <tr> <td>7</td> <td>Sudbury – Wood Hall Business Park</td> <td>9.4</td> <td>0</td> </tr> <tr> <td>8</td> <td>Wherstead Business Park</td> <td>7.2</td> <td>0</td> </tr> <tr> <td colspan="2">Babergh Sub-Total</td> <td>188.7</td> <td>20.1</td> </tr> <tr> <td colspan="4" style="text-align: center;"><i>Mid Suffolk</i></td> </tr> <tr> <td>9</td> <td>Eye Airfield</td> <td>140.8</td> <td>11.0</td> </tr> <tr> <td>10</td> <td>Great Blakenham – Gipping and Claydon Business Park</td> <td>44.2</td> <td>0</td> </tr> <tr> <td>11</td> <td>Needham Market – Lion Barn</td> <td>17.4</td> <td>3.4</td> </tr> <tr> <td>12</td> <td>Stowmarket – Charles industrial Estate</td> <td>2.2</td> <td>0</td> </tr> <tr> <td>13</td> <td>Stowmarket – Gipping Employment Corridor</td> <td>111.9</td> <td>4.1</td> </tr> <tr> <td>14</td> <td>Stowmarket – Mill Lane / Gateway 14</td> <td>79.3</td> <td>79.3</td> </tr> <tr> <td>15</td> <td>Woolpit – Brickworks</td> <td>4.4</td> <td>0</td> </tr> <tr> <td>16</td> <td>Woolpit Business Park</td> <td>10.7</td> <td>2.3</td> </tr> <tr> <td>17</td> <td>Woolpit – Lady’s Well</td> <td>11.8</td> <td>1.5</td> </tr> <tr> <td>18</td> <td>Woolpit – Lawn Farm</td> <td>17.1</td> <td>8.2</td> </tr> <tr> <td colspan="2">Mid Suffolk Sub-Total</td> <td>439.8</td> <td>109.8</td> </tr> <tr> <td colspan="2">Total</td> <td>628.5</td> <td>129.9</td> </tr> </tbody> </table> <p>* Gross includes developable areas for employment uses as well as areas of constraint such as access roads, landscaping, and areas of flood risk.</p> <p><u>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.</u></p>	Site No.	Site Name	Total Site Area (Ha)	Vacant Land (Ha) (as at Nov 2022)	<i>Babergh</i>				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	<i>Mid Suffolk</i>				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
Site No.	Site Name	Total Site Area (Ha)	Vacant Land (Ha) (as at Nov 2022)																																																																																																
<i>Babergh</i>																																																																																																			
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																																																																																																
<i>Mid Suffolk</i>																																																																																																			
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																																																																																																

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p><u><i>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.</i></u></p>
MM20.	50	SP05	<p>Policy to be moved (from Chapter 09) and inserted with associated new supporting text at Chapter 10.</p> <p><i>Policy SP05 – Employment Land</i></p> <ol style="list-style-type: none"> 1. In order to support and encourage sustainable economic growth and ensure a continuous range and diversity of sites and premises are available to meet current and potential future economic needs the strategic employment sites (as identified on the policies map) shall be protected and their proposed expansion supported in principle: <u>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.</u> <ol style="list-style-type: none"> a) Stowmarket – Charles Industrial Estate; Gipping Employment Corridor; Mill Lane b) Sudbury – Chilton Industrial Estate, Delphi Site Churchfield Road (part Chilton parish) and Northern Road; Wood Hall Business Park c) Villages around Ipswich <ol style="list-style-type: none"> a) Claydon & Great Blakenham – Gipping and Claydon Business Park b) Wherstead – Wherstead Business Park c) Sproughton – Former Sugar Beet Factory Site; Farthing Road Industrial Estate d) Acton – Bull Lane e) Eye – Eye Airfield f) Hadleigh – Lady Lane g) Needham Market – Lion Barn h) Raydon – Notley Enterprise Park i) Woolpit – Lady’s Well; Lawn Farm; Brickworks; Woolpit Business Park 2. The ongoing economic-led regeneration at Brantham and at the Former Sproughton Sugar Beet Factory regeneration sites is supported. Development at the Brantham site must be sensitive to the estuarine/coastal location, which is in close proximity to the AONB, in relation to landscape, biodiversity, potentially flood risk, and, where relevant, the historic environment. This site could offer significant potential for biodiversity net gain as well as landscape <u>enhancements</u> improvements to reflect its location close to the AONB and coast. Similarly, regeneration at the Former Sproughton Sugar Beet Factory, must be sensitive to landscape, biodiversity (with consideration given to potential for biodiversity net gain) and heritage assets and sensitivity. 3. Existing employment uses should be retained. These sites will generally be expected to continue to provide for local employment over the plan period. If sites are to be redeveloped for alternative non-employment uses, the alternative provision (a “land swap”) and / or contributions to enable alternative employment provision must be secured 4. 3. Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E on the strategic employment sites will be considered on their individual merits. This will apply to all unimplemented extant relevant permissions (prior to September 2020) whether in full or in part. Prior to submission applicants should engage with the Local Planning Authority (LPA) to agree the required assessment work in support of any proposal. <u>Where appropriate, conditions will be applied to Use Class E developments to control the uses which can be operated.</u> 5. 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 <u>relevant</u> LPA. 6. 5. To ensure a deliverable supply of employment sites to meet accommodate the changing needs of the economy, development of net additional employment uses <u>other land for employment uses</u> along the strategic transport corridors (A12, A14 and A140) <u>(as defined in the glossary)</u> shall be supported in principle, subject to:

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>a. <i>The applicant demonstrating</i> that any proposal is deliverable and would enhance provision which can not cannot be accommodated on existing strategic employment sites;</p> <p>b. All proposals demonstrating adequate highway capacity and access with with There must be included sufficient off-road on-site parking for the use on site to the satisfaction of the LPA;</p> <p>c. All proposals ensure Ensuring provision of accessibility to public transport, including walking and cycling provision;</p> <p>d. The site design and layout must be being sensitive to the surroundings, including any landscape, heritage and biodiversity assets;</p> <p>e. Prioritisation must be being given to development on brownfield PDL previously developed land; and</p> <p>f. All new buildings must demonstrate demonstrating a high-quality standard of design, by having regard to the relevant policies of the Plan.</p> <p>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).</p>
MM21.	49	SP06	<p>Policy to be inserted with associated new supporting text at Chapter 10.</p> <p><i>Policy SP06 – Retail and Main Town Centre Uses</i></p> <p>1. Proposals for new retail and main town centre uses¹⁴ in the Plan area should will be supported in the defined Sudbury, Hadleigh and Stowmarket town centres areas (as defined on the Policies Map) and centres that are defined in made Neighbourhood Plans. Settlements with a defined area are in Sudbury, Hadleigh, Stowmarket, Needham Market, Eye and Debenham.</p> <p>2. A sequential test should be provided will be applied for proposals for retail and main town centre uses which are neither in proposed outside of the defined town centre areas, nor in accordance with an up-to-date plan.</p> <p>3. In order to protect and enhance the historic environment of the settlements, development proposals will need to demonstrate they have been appropriately designed with the townscape, heritage assets and their settings and townscape taken into consideration.</p>
MM22.	51	SP07	<p><i>Policy SP07 – Tourism</i></p> <p>1. Settlements across Babergh and Mid Suffolk, many of which contain historic assets, tourism and leisure facilities, play an important role within the Districts. New sustainable tourism development that supports this the tourism role of the settlements across Babergh and Mid Suffolk will be encouraged, where appropriate in to the scale, character and nature of their locality.</p> <p>2. Historic, recreational and landscape-based tourism proposals that demonstrate protection and enhancement of the historic and natural environment heritage, the environment and landscape assets will be actively encouraged. supported.</p> <p>3. All tourism and leisure proposals will be required to demonstrate how they contribute to climate change adaption and mitigation.</p> <p>4. All proposals for development should comply with other policies in the Plan.</p>
MM23.	53	SP08	<p><i>Policy SP08 – Strategic Infrastructure Provision</i></p> <p>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:</p> <p>a. Infrastructure for transport (including sustainable transport modes) Transportation improvements (including modal shift) to the strategic infrastructure along the strategic transport A12 and A14 corridors, and (including the delivery of the ISPA Ipswich Strategic Planning Area Transport Mitigation Strategy) to mitigate cumulative transport and air quality impacts avoid and mitigate any adverse effects, and achieve net environmental gains;</p> <p>b. A district wide education expansion programme to match projected population growth;</p> <p>c. Protected Habitats Mitigation Zones;</p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>d. <u>The provision of essential water supply and water recycling infrastructure, including an upgrade from 2025 2032 to the Hartismere water supply infrastructure network;</u> and</p> <p>e. Improvements <u>and expansions</u> to <u>electronic communication networks and high-quality</u> digital technology infrastructure.</p> <p>2. All development will also need to make provision for appropriate contributions towards community infrastructure, where the relevant locality to the development proposal has been identified through the Infrastructure Delivery Plan.</p> <p>3. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, <u>other</u> Developer Contributions and where appropriate, funding assistance from the Councils / other provider organisations.</p>
MM24.	57	12.16 - 12.19	<p>12.16 To the north and north west of the Plan area, there are other internationally designated sites in Mid Suffolk, as well as in neighbouring authorities. Proposals for development will need to consider <u>internationally designated sites</u> these designations, particularly where they are identified within the relevant Impact Risk Zones and/or <u>Zones of Influence (otherwise referred to under the general term ‘Protected Habitats Sites Mitigation Zones’)</u>.</p> <p>12.17 Development that falls within the Impact Risk Zones for Redgrave & Lopham Fens SAC & Ramsar site and Waveney & Lt Ouse Valley Fens SAC will trigger consultation with Natural England. <u>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.</u></p> <p>12.18 The Councils will continue to work with other authorities throughout the Plan period, to ensure that the Protected Habitats Sites Mitigation Zones, strategy<u>strategies</u> and mitigation measures are kept under review in partnership with Natural England and other stakeholders. <u>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.</u></p> <p>12.19 The Councils are also currently working in a county-wide partnership on a cross-boundary project, to identify wildlife corridor networks. This will be used as baseline data for creating, protecting <u>conserving</u> and enhancing wildlife corridors and to support biodiversity net gain requirements.</p>
MM25.	57	New paragraph after 12.20	<p>New paragraphs to be inserted after paragraph 12.20:</p> <p><u>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.</u></p> <p><u>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.</u></p>
MM26.	57	SP09	<p><i>Policy SP09 – Enhancement and Management of the Environment</i></p> <p>1. The Councils will require development to support <u>and contribute to</u> the <u>conservation</u>, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes, through detailed development management policies set out in the Plan, including environmental protection measures, such as biodiversity net gain and sustainable urban drainage systems.</p> <p>Cross-boundary mitigation of effects on Protected Habitats Sites</p> <p>2. Development that creates new dwelling(s) within the identified Protected Habitats Sites Mitigation Zone <u>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</u></p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p><u>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 Habitats Regulations Assessment HRA regarding predicted impacts upon relevant designated sites.</u></p> <p><u>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.</u></p> <p>34. <i>All development proposals will be required to support and contribute to the Councils' project to maintain, enhance and protect biodiversity net gain, the networks of habitats and green infrastructure</i> <u>Through biodiversity net gain, all development will be required to protect and enhance biodiversity ensuring the measures are resilient to climate change.</u></p> <p><u>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.</u></p>
MM27.	59	SP10	<p><i>Policy SP10 - Climate Change</i></p> <p>1. The Councils will: <u>require all development to mitigate and adapt to climate change by:</u></p> <p>a. Require all developments to take a proactive approach to mitigate and adapt to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes and visual impacts, and the risk of extreme winter and summer temperatures; overheating from rising temperatures; Proactive approaches may include sustainable construction techniques that regulate building temperatures, tree planting and shelter in public realms including public transport nodes and stops and biodiversity net gain.</p> <p><u>b. a. Adopting a</u> sequential risk-based approach taking into account future-proofing measures for impacts of flooding;</p> <p>c. b. Encourage and promote <u>Conforming to</u> the principle of Holistic Water Management;</p> <p>d. c. Encourage and support <u>Applying existing and</u> innovative approaches to sustainable design <u>and construction; and</u></p> <p>e. d. Require proactive approaches and identify <u>Identifying opportunities, where appropriate,</u> to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.</p>
MM28.	62	LP01	<p>Policy LP01 Windfall development in hamlets and dwellings clusters <u>Windfall infill housing development outside settlement boundaries</u></p> <p>1. Proposals for windfall <u>infill¹⁸</u> development <u>outside settlement boundaries</u> within <u>where there is a cluster of at least 10 well related dwellings dwelling clusters^[22] and/or a defined hamlet may will</u> be acceptable, subject to <u>compliance with</u> all the following criteria applied:</p> <p>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;</p> <p>b. It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence; <u>and</u> The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.</p> <p>c. The scale of development is infill only <u>would usually be for only one or two dwellings.</u> for a single dwelling and or pair of semi-detached dwellings.</p> <p>d. Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.</p> <p>e. All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.</p>
MM29.	63	LP02	<p><i>Policy LP02 – Residential Annexes</i></p> <p>1) Proposals for residential annexe accommodation attached to the main dwelling may be considered favourably, providing the proposal is designed so that it can continue to be used as an ancillary and subordinate part to the main dwelling, without creating an independent dwelling and/or separate planning unit at present or in the future. <u>Residential annexes will be supported where the proposal:</u></p> <p><u>a. Is ancillary and subordinate in scale to the host dwelling;</u></p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p><u>b. Does not involve the physical subdivision of the residential curtilage; and</u> <u>c. Is designed to easily allow for the annexe to be integrated later into the main dwelling as a single dwellinghouse when the need no longer exists.</u></p> <p>2) An annexe proposal not attached to the main dwelling must be subordinate in scale, form and mass from the main dwelling, and must contain a physical and/or functional link to the main dwelling, thereby ensuring an ancillary relationship with the main dwelling. 3) Equally, the proposal must not create significant material consideration²⁴ issues for the main dwelling or proposed annexe, when assessed against other relevant policies. 4) Where a proposal harms heritage assets the local planning authority will resist the proposal. 5) The proposal would not cause the felling of or any damage to any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the locality. 6) Proposals that are considered acceptable are required to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use (see sustainable construction and design policy). 7) Where applicable, proposals must protect and enhance biodiversity and good diversity affected by the development.</p> <p>8) 2. Where proposals for residential such annexes proposal is are considered acceptable, planning agreement conditions or obligations will be imposed to restrict limit the occupation of the for use as an annexe, to person(s) related or similarly linked (such as immediate family related or lawful relationship) to the occupants of the main dwelling and to prevent the future use of the annexe as a separate dwelling. When considered necessary by the LPA the requirement for a legal agreement may be necessary to make the development acceptable in planning terms and or the removal of permitted development rights</p>
MM30.	65	LP03	<p><i>Policy LP03 – Residential Extensions and Conversions</i></p> <p>1. Proposals for development within the curtilage of existing dwellings, extensions to existing dwellings or conversions <u>of buildings to ancillary residential use</u> within <u>the curtilage of</u> residential dwellings curtilage may be permitted providing <u>will be supported where</u> they;:</p> <p>a. Are in keeping with the size, scale, mass, design and materials of the existing dwelling and wider setting. <u>Incorporate a high standard of design which maintains or enhances the character and appearance of the building, street scene and surroundings;</u></p> <p>b. Will not result in over-development of the plot <u>and will retain suitable amenity space.</u> or within the curtilage or create an incongruous impact. The cumulative effects of a number of extensions or conversions <u>within the plot</u> to the existing dwelling or dwelling curtilage will be <u>taken into account;</u> regarded as a material consideration.</p> <p>c. Incorporate good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings and reflects and respects the relationship of the site and its context setting and those of any adjoining properties.</p> <p>d. <u>c.</u> Will not materially, unacceptably or detrimentally affect the amenities of neighbouring <u>occupiers</u> properties or adversely affect neighbouring commercial uses; <u>and</u></p> <p>e. Would not cause the felling of or any damage to any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the locality. Ecology/biodiversity may be a material consideration as part of the assessment.</p> <p>f. <u>d.</u> Have safe vehicular access, and sufficient space remains available to park vehicles in the curtilage of the dwelling. Consideration will be given to any relevant parking standards that may need to be taken into consideration. <u>Ensure sufficient parking spaces and turning spaces (where required) are retained or provided</u></p> <p>g. Where a proposal affects and harms a heritage asset the local planning authority will resist the proposal.</p>
MM31.	66	LP04	<p><i>Policy LP04 - Replacement Dwellings and Conversions In The Countryside (Outside of Settlement Boundaries)</i></p> <p>1. Proposals to replace an existing dwelling in the countryside or the conversion/erection of ancillary buildings or boundary treatments for such dwelling, may be permitted providing the proposal complies with policy (Residential extensions and conversions policy) criteria and in addition:</p> <p>a. The design, size, scale, mass and materials of the resultant development must be compatible to the area's character and appearance and no more visually intrusive to that of the original dwelling to be replaced and must not significantly urbanise the plot or property curtilage.</p> <p>b. The proposal must be well designed, sensitively integrated and respect any heritage value of the area including setting value.</p> <p>c. The existing dwelling to be replaced must not be a listed building or a building of historic or architectural importance and merit or a non-designated heritage asset.</p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>d. There must not be any increase in the number of dwellings on the site. If the proposal incorporates any increase in dwellings on the site consideration will need to be made to the Hamlets and Clusters of development in the countryside policy and settlement hierarchy policy.</p> <p>e. The proposal must not take place on the best and most versatile agricultural land.</p> <p>f. The original dwelling must have a lawful permanent residential use and be capable of residential occupation in its current condition and form before any acceptable approved alteration.</p> <p>1. <u>Proposals for replacement dwellings will be supported where the building to be replaced has a lawful use as a permanent residential dwelling.</u></p> <p>2. <u>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.</u></p> <p>3. <u>Additionally, proposals for replacement dwellings and/or conversions must:</u></p> <p>a. <u>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;</u></p> <p>b. <u>Consider the amenity for both existing and for future occupiers;</u></p> <p>c. <u>Have safe and suitable access and parking;</u></p> <p>d. <u>Reuse redundant or disused buildings where possible; and</u></p> <p>e. <u>In sensitive areas not be more visually intrusive than the original building.</u></p>
MM32.	67	LP05	<p>Policy LP05 – Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries</p> <p>1. Within settlement boundaries, proposals to replace existing dwellings and sub-divide existing residential plots and garden curtilages to create a new dwelling providing the proposal complies with policy (Residential extensions and conversions policy) criteria the proposal will be permitted. Specifically, the proposal must provide and maintain:</p> <p>a. Good quality design that maintains and enhances the character and appearance of existing buildings, street scene and surrounding context.</p> <p>b. The proposal must not have unacceptable impact on the amenities of neighbouring occupiers or other properties.</p> <p>c. Acceptable private amenity and utility space compatible with the area's context.</p> <p>d. Acceptable access and parking.</p> <p>e. Acceptable levels of amenity with reasonable access to light, privacy, free from unacceptable noise, odour, smoke, dust, light or any other pollutants and impacts.</p> <p>f. The proposal must not result in inappropriate sub-division of plots/curtilages that would be out of keeping with existing context.</p> <p>g. The proposal must not harm a listed building and/or its setting.</p>
MM33.	67	New Supporting Text and Policy	<p>New policy for Rural Worker Dwellings</p> <p>New supporting paragraphs for Rural Worker Dwellings, to be inserted after paragraph 13.18:</p> <p><u>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.</u></p> <p><u>Policy LP05 – Rural Worker Dwellings</u></p> <p>1. <u>Where residential accommodation for a rural worker, outside settlement boundaries, is proposed, it must demonstrate the following:</u></p> <p>a. <u>The essential need for residential accommodation to be located with the existing or proposed use;</u></p> <p>b. <u>There being no other suitable building(s) or nearby available residential accommodation to serve the proposal;</u></p> <p>c. <u>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;</u></p> <p>d. <u>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</u></p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p style="text-align: center;"><u>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;</u> 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.</p>
MM34.	70	LP06	<p><i>Policy LP06 – Mix and type of composition</i></p> <p>1. For all major housing development proposals for ten units or more, or sites of 0.5ha or more, including supported and special needs housing, the scheme composition:</p> <p>a. Must accommodate 35% affordable housing to meet affordable housing need.</p> <p>b. Must accommodate 50% of the dwellings which meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).</p> <p>c. Will be expected to reflect the mix and type (including bungalows) of housing needs identified in the most relevant district needs assessment evidence supported by the Council. Any bungalows provided will be required to remain in perpetuity through the removal of permitted development rights. Therefore, it may be necessary for the Local Planning Authority to apply conditions and/or request in a planning obligation/legal agreement.</p>
MM35.	70	New LP06	<p><u>Policy LP06 – Mix and type of composition Supported and Special Needs Housing</u></p> <p>1. Proposals for supported and special needs housing will be supported where they:</p> <p>a. Are located within a settlement boundary and where there is good access to services and facilities, especially health services and public transport;</p> <p>b. Have access to open space designed to meet the needs of residents;</p> <p>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</p> <p>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).</p>
MM36.	70	LP07	<p><i>Policy LP07 – Supported and Special Needs Housing</i></p> <p>1) Proposals for supported and special needs housing, including extensions, conversions and new developments, will be supported where they are:</p> <p>a) Located on sites appropriate for residential development.</p> <p>b) Within well located areas and connected to the urban areas or main core villages that have sufficient access to local services and facilities (particularly health services) and public transport for long-term sustainability.</p> <p>c) Have sufficient amenity standard, including access to open space for the residents.</p> <p>d) Well designed to a high quality standard and meet any special needs of the residents of the property and is sympathetic to the surrounding townscape and/or landscape.</p> <p>e) Give special regard to protecting and enhancing biodiversity and geodiversity affected by the proposal.</p> <p>f) Ensures heritage assets and their settings are maintained, protected and enhanced.</p> <p>g) Meets adequate shared facility standards.</p> <p>h) Meets the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant legislation that supersedes and replaces).</p> <p>2) If bungalows, the proposal will be required to remain in perpetuity through the removal of permitted development rights. Therefore, it may be necessary for the Local Planning Authority to apply conditions and/or request planning obligation/legal agreement.</p> <p>3) Adopted Neighbourhood Plans may choose to set out an approach to help influence housing type and mix specific to the local area. Equally, necessary regard will also need to be had to the Plan and any supporting evidence to ensure the local housing needs of the district are adequately met. Any local aspirations not compatible with the district’s plan-led approach will not be supported.</p>

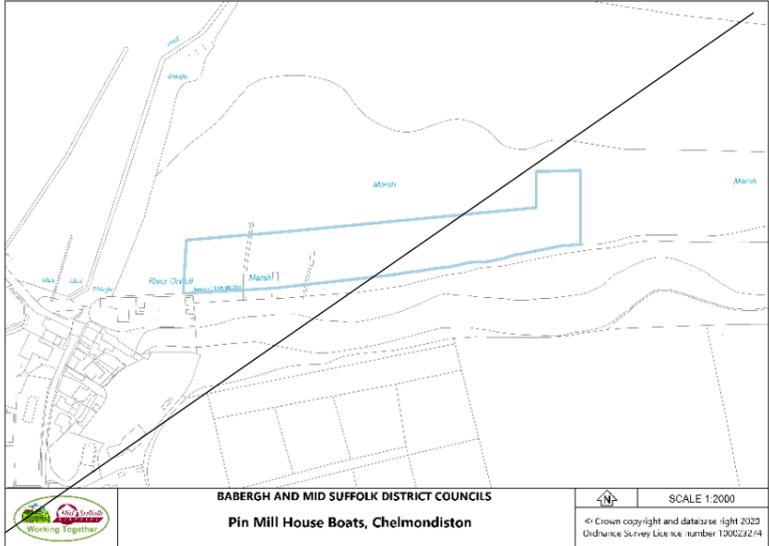
Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM37.	72	Policy LP08	<p><i>Policy LP0807 – Affordable, community Community-led and rural exception housing</i></p> <p>1. <u>Affordable housing:</u></p> <p>a) Is expected to be delivered on-site, unless it can be demonstrated in exceptional circumstances, that it is not feasible or practical to provide the units on-site in which case it may be agreed that a commuted sum could be paid towards off-site affordable housing provision.</p> <p>b) Should be tenure blind when being designed and integrated within a development that contains other types of housing (for example, market housing).</p> <p>c) Must be upheld by avoiding proposals that create artificial or contrived subdivision of a site to circumvent requirements. If there is reasonable expectation of adjoining land coming forward for housing development, the Council will take account of the whole contiguous site area when calculating what affordable housing is required. Affordable housing will also be sought where a site is capable of accommodating the stated requirement thresholds.</p> <p>d) The Local Planning Authority will use planning obligations or legal agreements to secure and deliver affordable housing to ensure the benefit of affordable housing will be enjoyed by successive occupiers. Where affordable housing cannot be secured in perpetuity, it will be expected for the funds to be ringfenced for reinvestment back into affordable housing provision¹³².</p> <p>2. <u>Community Led Housing proposals must demonstrate that:</u></p> <p>a) The scheme was initiated by, and is being led by a legitimate local community group such as a Parish Council or Community Land Trust; and</p> <p>b) The scheme has general community support, with evidence of meaningful public engagement.</p> <p>3. <u>Rural Exception Housing</u> Up to 35% of market housing on rural exception sites will be supported, only where it is financially necessary in order to secure and deliver additional local affordable housing. A financial appraisal must be submitted to evidence the need for open market housing to cross-subsidise affordable housing on the rural exception site.</p> <p><u>1. Community-Led Housing proposals must demonstrate that:</u></p> <p><u>a. The scheme was initiated by, and is being led by, a legitimate local community group; and</u></p> <p><u>b. The scheme has general community support.</u></p> <p><u>2. A Rural Exception Site scheme must demonstrate that it is well-connected to an existing settlement and proportionate in size to it.</u></p> <p><u>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.</u></p>
MM38.	73	13.43 – 13.51	<p><i>LP09 – Provision for Gypsy and Traveller and Travelling Showpeople</i></p> <p><i>Policy background and explanation</i></p> <p>13.43 National planning policy for Gypsies and Travellers is set out in Planning Policy for Traveller Sites (2015) and requires planning authorities to use their evidence to plan positively to meet the needs of Gypsies and Travellers and Travelling Showpeople.</p>

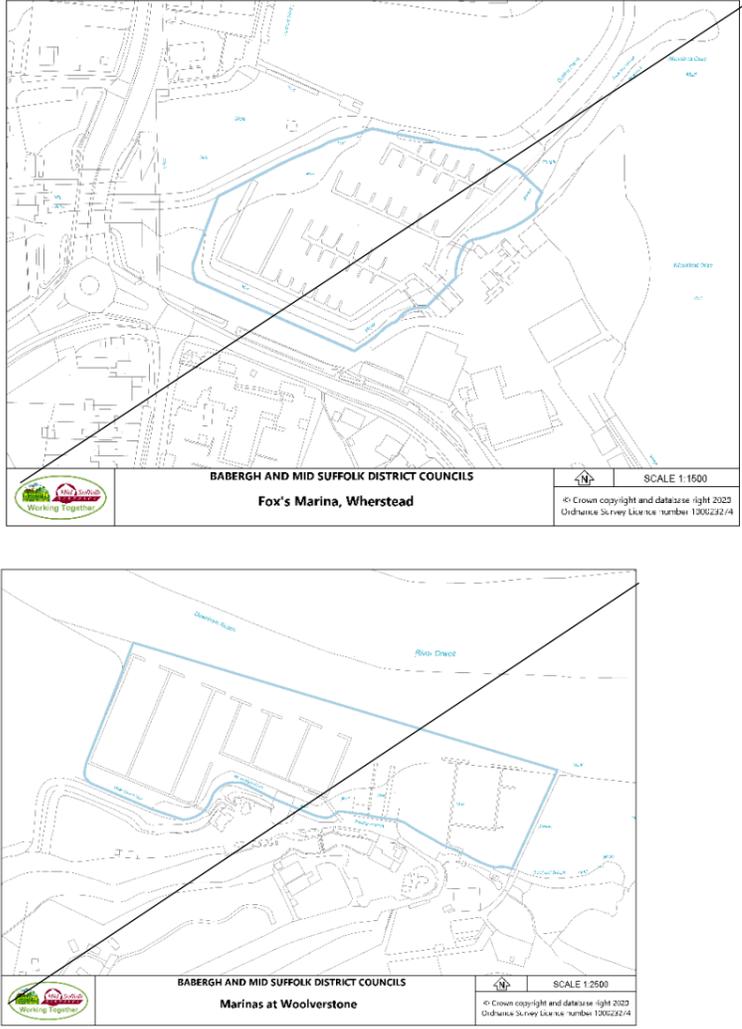
Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>13.44 Gypsies and Travellers are defined for planning purposes within the Planning Policy for Travellers Sites (2015) as:</p> <p><i>'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.</i></p> <p><i>In determining whether persons are 'gypsies and travellers' for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:</i></p> <p><i>a) whether they previously led a nomadic habit of life</i></p> <p><i>b) the reasons for ceasing their nomadic habit of life</i></p> <p><i>c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.'</i></p> <p>13.45 Travelling Showpeople are defined within the Planning Policy for Travellers Sites (2015) as:</p> <p><i>'Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.'</i></p> <p>13.46 All allocated sites must have a project level HRA if they are within the zone of influence of coastal habitat sites. This will also identify whether allocated sites will result in a likely significant effect to functionally linked land and water quality, and will determine whether further mitigation is required. Where relevant, project level Habitat Regulation Assessments (HRA), Construction Environment Management Plans (CEMP) and lighting design schemes will be required for planning applications.</p> <p>13.47 The jointly commissioned Ipswich Housing Market Area Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) (May 2017) identifies for Gypsy and Traveller provision Babergh is in need for 1 permanent Gypsy and Traveller pitch and Mid Suffolk is in need for 9 permanent Gypsy and Traveller pitches in the Plan period (a pitch is an area on a site developed for a family unit to live). Each authority is to meet the needs in respect of Gypsy and Traveller accommodation within their own areas.</p> <p>13.48 The following data shows existing Gypsy and Traveller data since 2016, which includes Gypsy, Traveller and Travelling Showpeople. All of which is in private ownership.</p> <p style="text-align: center;">Babergh Five Year Estimate of the Need for Permanent/ Residential Site Pitches (2016-2021)</p>

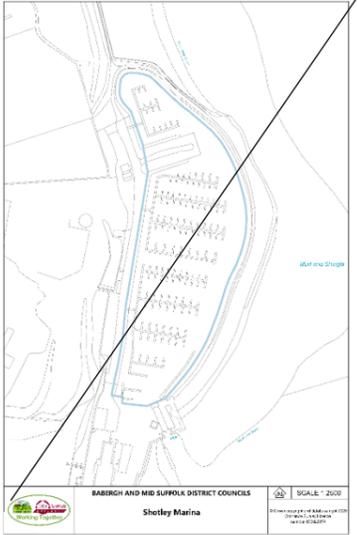
Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <i>Underlined text, italic and bold text</i> = additional text <i>Plain italic</i> = original wording)																
			<p>1) Current occupied permanent / residential site pitches 1</p> <p><i>Current residential supply</i></p> <p>2) Number of unused residential pitches available 0</p> <p>3) Number of existing pitches expected to become vacant through mortality 2016-2021 0</p> <p>4) Number of family units on sites expected to leave the area in the next 5 years 0</p> <p>5) Number of family units on sites expected to move into housing in the next 5 years 0</p> <p>6) Residential pitches planned to be built or to be brought back into use 2016-2021 0</p> <p>7) Less pitches with temporary planning permission 0</p> <p>Total Supply 0</p> <p><i>Current residential need: Pitches</i></p> <p>8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12 0</p> <p>9) Family units on unauthorised encampments requiring residential pitches in the area 0</p> <p>10) Family units on unauthorised developments requiring residential pitches in the area 0</p> <p>11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit 0</p> <p>12) New family units expected to arrive from elsewhere 0</p> <p>13) New family formations expected to arise from within existing family units on sites 0</p> <p>Total Need 0</p> <p><i>Current residential need: Housing</i></p> <p>14) Family units in housing but with a psychological aversion to housed accommodation 0</p> <p>Total Need 0</p> <p><i>Balance of Need and Supply</i></p> <p>Total Need 0</p> <p>Less total supply 0</p> <p>Total Additional Pitch Requirement 0</p> <p>Annualised Additional Pitch Requirement 0</p> <p><i>Source: ANA 2017</i></p> <p><i>Babergh Twenty Year Summary (2016-2036)</i></p> <table border="1"> <thead> <tr> <th></th> <th>Base Numbers 2016</th> <th>Additional need 2016-2021</th> <th>Additional need 2021-2026</th> <th>Additional need 2026-2031</th> <th>Additional need 2031-2036</th> <th>Additional need 2016-2036</th> <th>Numbers as at 2036</th> </tr> </thead> <tbody> <tr> <td>Residential pitches</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>1</td> <td>1</td> <td>2</td> </tr> </tbody> </table> <p><i>Source: ANA 2017</i></p> <p><i>Mid Suffolk Five Year Estimate of the Need for Permanent/ Residential Site Pitches (2016-2021)</i></p>		Base Numbers 2016	Additional need 2016-2021	Additional need 2021-2026	Additional need 2026-2031	Additional need 2031-2036	Additional need 2016-2036	Numbers as at 2036	Residential pitches	1	0	0	0	1	1	2
	Base Numbers 2016	Additional need 2016-2021	Additional need 2021-2026	Additional need 2026-2031	Additional need 2031-2036	Additional need 2016-2036	Numbers as at 2036												
Residential pitches	1	0	0	0	1	1	2												

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																																																		
			<table border="0"> <tr> <td>1) Current occupied permanent / residential site pitches</td> <td>38</td> </tr> <tr> <td><i>Current residential supply</i></td> <td></td> </tr> <tr> <td>2) Number of unused residential pitches available</td> <td>24</td> </tr> <tr> <td>3) Number of existing pitches expected to become vacant through mortality 2016-2021</td> <td>1</td> </tr> <tr> <td>4) Number of family units on sites expected to leave the area in the next 5 years</td> <td>0</td> </tr> <tr> <td>5) Number of family units on sites expected to move into housing in the next 5 years</td> <td>2</td> </tr> <tr> <td>6) Residential pitches planned to be built or to be brought back into use 2016-2021]</td> <td>3</td> </tr> <tr> <td>7) Less pitches with temporary planning permission</td> <td>2</td> </tr> <tr> <td>Total Supply</td> <td>28</td> </tr> <tr> <td><i>Current residential need: Pitches</i></td> <td></td> </tr> <tr> <td>8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12</td> <td>7</td> </tr> <tr> <td>9) Family units on unauthorised encampments requiring residential pitches in the area</td> <td>0</td> </tr> <tr> <td>10) Family units on unauthorised developments requiring residential pitches in the area</td> <td>0</td> </tr> <tr> <td>11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit</td> <td>1</td> </tr> <tr> <td>12) New family units expected to arrive from elsewhere</td> <td>0</td> </tr> <tr> <td>13) New family formations expected to arise from within existing family units on sites</td> <td>9</td> </tr> <tr> <td>Total Need</td> <td>17</td> </tr> <tr> <td><i>Current residential need: Housing</i></td> <td></td> </tr> <tr> <td>14) Family units in housing but with a psychological aversion to housed accommodation</td> <td>6</td> </tr> <tr> <td>Total Need</td> <td>23</td> </tr> <tr> <td><i>Balance of Need and Supply</i></td> <td></td> </tr> <tr> <td>Total Need</td> <td>23</td> </tr> <tr> <td>Less total supply</td> <td>28</td> </tr> <tr> <td>Total Additional Pitch Requirement</td> <td>-5</td> </tr> <tr> <td>Annualised Additional Pitch Requirement</td> <td>-1</td> </tr> </table> <p><i>Source: ANA 2017</i></p> <p style="text-align: center;"><i>Mid Suffolk Twenty Year Summary (2016-2036)</i></p> <table border="0"> <thead> <tr> <th></th> <th>Base Numbers</th> <th>Additional need 2016- 2021</th> <th>Additional need 2021- 2026</th> <th>Additional need 2026- 2031</th> <th>Additional need 2031- 2036</th> <th>Additional need 2016-2036</th> <th>Numbers as at 2036</th> </tr> </thead> <tbody> <tr> <td>Residential pitches</td> <td>62 (41)**</td> <td>-5 (16)**</td> <td>4</td> <td>5</td> <td>5</td> <td>9 (30)**</td> <td>74*</td> </tr> </tbody> </table> <p><i>Source: ANA 2017</i></p> <p><i>*Includes the development of 3 potentials 2016-21</i></p> <p><i>**The figures in brackets in the table above are based on a possible scenario of 21 pitches not being available. However, since the Accommodation Needs Assessment (ANA) evidence was produced the 21 pitches are available. In accordance with the Babergh and Mid Suffolk Gypsy and Traveller monitoring of January 2020, there are currently 88 pitches in Mid Suffolk.</i></p> <p><i>The data in the table above includes temporary planning permissions and unauthorised developments.</i></p> <p><u>Definitions of Gypsy and Traveller uses:</u></p> <ul style="list-style-type: none"> • <i>'Plots' refer to Travelling Showpeople only</i> • <i>'Pitches' refer to Gypsies and Travellers only</i> 	1) Current occupied permanent / residential site pitches	38	<i>Current residential supply</i>		2) Number of unused residential pitches available	24	3) Number of existing pitches expected to become vacant through mortality 2016-2021	1	4) Number of family units on sites expected to leave the area in the next 5 years	0	5) Number of family units on sites expected to move into housing in the next 5 years	2	6) Residential pitches planned to be built or to be brought back into use 2016-2021]	3	7) Less pitches with temporary planning permission	2	Total Supply	28	<i>Current residential need: Pitches</i>		8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	7	9) Family units on unauthorised encampments requiring residential pitches in the area	0	10) Family units on unauthorised developments requiring residential pitches in the area	0	11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	1	12) New family units expected to arrive from elsewhere	0	13) New family formations expected to arise from within existing family units on sites	9	Total Need	17	<i>Current residential need: Housing</i>		14) Family units in housing but with a psychological aversion to housed accommodation	6	Total Need	23	<i>Balance of Need and Supply</i>		Total Need	23	Less total supply	28	Total Additional Pitch Requirement	-5	Annualised Additional Pitch Requirement	-1		Base Numbers	Additional need 2016- 2021	Additional need 2021- 2026	Additional need 2026- 2031	Additional need 2031- 2036	Additional need 2016-2036	Numbers as at 2036	Residential pitches	62 (41)**	-5 (16)**	4	5	5	9 (30)**	74*
1) Current occupied permanent / residential site pitches	38																																																																				
<i>Current residential supply</i>																																																																					
2) Number of unused residential pitches available	24																																																																				
3) Number of existing pitches expected to become vacant through mortality 2016-2021	1																																																																				
4) Number of family units on sites expected to leave the area in the next 5 years	0																																																																				
5) Number of family units on sites expected to move into housing in the next 5 years	2																																																																				
6) Residential pitches planned to be built or to be brought back into use 2016-2021]	3																																																																				
7) Less pitches with temporary planning permission	2																																																																				
Total Supply	28																																																																				
<i>Current residential need: Pitches</i>																																																																					
8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	7																																																																				
9) Family units on unauthorised encampments requiring residential pitches in the area	0																																																																				
10) Family units on unauthorised developments requiring residential pitches in the area	0																																																																				
11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	1																																																																				
12) New family units expected to arrive from elsewhere	0																																																																				
13) New family formations expected to arise from within existing family units on sites	9																																																																				
Total Need	17																																																																				
<i>Current residential need: Housing</i>																																																																					
14) Family units in housing but with a psychological aversion to housed accommodation	6																																																																				
Total Need	23																																																																				
<i>Balance of Need and Supply</i>																																																																					
Total Need	23																																																																				
Less total supply	28																																																																				
Total Additional Pitch Requirement	-5																																																																				
Annualised Additional Pitch Requirement	-1																																																																				
	Base Numbers	Additional need 2016- 2021	Additional need 2021- 2026	Additional need 2026- 2031	Additional need 2031- 2036	Additional need 2016-2036	Numbers as at 2036																																																														
Residential pitches	62 (41)**	-5 (16)**	4	5	5	9 (30)**	74*																																																														

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal Underlined text, italic and bold text = additional text <i>Plain italic</i> = original wording)</p>												
			<p>13.49 Both districts have regular incidents of unauthorised encampments with major transport links influencing the pattern of occupation. Accommodation needs from unauthorised encampments was considered separately and this information is as follows some of which are subject to enforcement action.</p> <table border="1" data-bbox="1219 401 2368 562"> <thead> <tr> <th></th> <th>Unauthorised sites in 2016</th> <th>Unauthorised sites in 2017</th> <th>Unauthorised sites in 2018</th> </tr> </thead> <tbody> <tr> <td>Babergh District</td> <td>12</td> <td>9</td> <td>5</td> </tr> <tr> <td>Mid Suffolk District</td> <td>7</td> <td>11</td> <td>16</td> </tr> </tbody> </table> <p style="text-align: center;"><i>Source: ANA 2017</i></p> <p>13.50 Proposals for accommodation for those who do not meet the current definition of Gypsies and Travellers or Travelling Showpeople would be considered under the other relevant housing policies, including Policy on Moorings, Marinas and Houseboats.</p> <p>13.51 Proposals for new sites for Gypsies and Travellers or Travelling Showpeople would be considered under all relevant environmental policies, including Policy on Biodiversity</p>		Unauthorised sites in 2016	Unauthorised sites in 2017	Unauthorised sites in 2018	Babergh District	12	9	5	Mid Suffolk District	7	11	16
	Unauthorised sites in 2016	Unauthorised sites in 2017	Unauthorised sites in 2018												
Babergh District	12	9	5												
Mid Suffolk District	7	11	16												
MM39.	77	Policy LP09	<p>Policy LP09 deleted</p> <p><i>Policy LP09 – Provision for Gypsy and Traveller and Travelling Showpeople</i></p> <ol style="list-style-type: none"> 1. The Councils will work with partner agencies to identify suitable permanent and transit pitches to meet the needs identified in an up to date needs assessment. 2. The principle for Traveller development will be considered as with other residential development in other policies*, and having regard to the following considerations: <ol style="list-style-type: none"> a. The need for pitches in the District as evidenced in an up to date needs assessment, and the availability of deliverable sites. The site choice must be the result of a sequential search. Land ownership limitations are not a reason to justify selection above other sustainability criteria; b. The site shall not dominate the nearest settled community; c. The site is well related to local services and facilities (particularly medical services and schools), preferably by means other than the private vehicle (e.g. car); d. The site is designed with regard to established design guidance documents and best practice; e. The proposal must not cause any detrimental affects to amenity. For example (but not limited to) noise, light and water pollution. f. Special regard shall be given to protecting and enhancing landscape, biodiversity and goodiversity affected by the proposal. g. Any employment use on the site is compatible with residential and local amenity; h. The proposal must ensure heritage assets and their settings are maintained, protected and enhanced where the opportunity arises. i. The proposal must not result in loss of best and most versatile agricultural land. 3. The Council will prepare a project level Habitat Regulation Assessment (HRA) to assess the likely impacts from development if proposed sites are situated within the SSSI zone of influence of Habitat Sites. 4. Conditions will normally be applied to limit the number of pitches/plots on the site, or to safeguard occupancy by the Gypsy/Traveller community. <p><i>* Neighbourhood Plans may allocate sites for Gypsy and Traveller use.</i></p>												
MM40.	78	Policy LP10 and associated maps.	<p>Policy LP10 deleted as well as maps for Pin Mill House Boats, Chelmondiston; Fox's Marina, Wherstead; Marinas at Woolverstone; Shotley Marina.</p> <p><i>LP10 – Moorings, Marinas and Houseboats</i></p> <ol style="list-style-type: none"> 1. Outside of the defined moorings and marinas located at Pin Mill, Woolverstone, Shotley and Fox's at Wherstead, there will be no introduction or extension of moorings, marinas and houseboats or the ancillary land based activities across the Stour and Orwell estuaries SPA and Ramsar site (Suffolk Coast RAMS zone of influence). 												

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>2. Within the defined moorings and marinas, planning permission will only be granted if all of the following criteria are met to the satisfaction of the LPA:</p> <p>a) The proposal will not result in any adverse effect (either through construction and or operation) on the integrity of the Stour and Orwell SPA and Ramsar sites and the Suffolk Coast and Heath AONB. If planning permission is granted a CEMP must be agreed prior to commencement of development to demonstrate mitigation of construction impacts.</p> <p>b) The proposal must demonstrate appropriate measures to ensure there is no risk of deterioration in Water Framework Directive (WFD) status for the River Stour and Orwell.</p> <p>2) A project level HRA will be required for each houseboat planning application and all proposals will need to demonstrate acceptable environmental protection measures and a Construction and Environment Management Plan will be required.</p> <p>a) If planning permission is granted a Construction Environment Management Plan must be agreed prior to commencement of development to demonstrate mitigation of construction impacts.</p> <p>b) Additionally, for houseboat proposals within the defined area of Pin Mill, Chelmondiston:</p> <ul style="list-style-type: none"> i. The total number of houseboats is no greater than 28 units. ii. The vessels must be river worthy and capable of floating iii. Access must be via a jetty iv. The boat is secured to the access jetty and or a mooring post. v. The applicant enters into a legal agreement for the removal of any vessel that becomes unfit for habitation or is abandoned. <div data-bbox="857 968 1626 1514" style="text-align: center;">  <p>BABERGH AND MID SUFFOLK DISTRICT COUNCILS Pin Mill House Boats, Chelmondiston</p> <p>SCALE 1:2000 <small>© Crown copyright and database right 2023 Ordnance Survey Licence number 100023274</small></p> </div>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text</u>, <i>italic and bold text</i> = additional text <i>Plain italic</i> = original wording)</p>
			 <p>The image contains two maps, one above the other, both showing marina developments. The top map is titled 'Fox's Marina, Wherstead' and the bottom map is titled 'Marinas at Woolverstone'. Both maps are from Babergh and Mid Suffolk District Councils and include a scale of 1:1500. Each map has a diagonal line drawn across it.</p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			
MM41.	82	LP11	<p>Policy LP14 <u>LP08</u> – <i>Self-Build and Custom-Build</i></p> <ol style="list-style-type: none"> 1. The Councils will support proposals for self-build/custom-build housing or proposals that make a proportion of serviced dwelling plots available for sale to self-builders or custom builders, on appropriate sites and where in accordance compliance with all other relevant policies of <u>in this the Plan</u>. 2. Special protection must be given to the landscape, biodiversity and the historic environment. 3. The proposal must not cause significant harm to residential amenity. 4. The proposal must minimise the impact of development on climate change and will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.
MM42.	84	LP12	<p>Policy LP12 <u>LP09</u> – <i>Supporting A Prosperous Economy Employment Development</i></p> <ol style="list-style-type: none"> 1. Proposals for employment use must: <ol style="list-style-type: none"> a. Be sensitive to the surroundings, including any residential and other amenity, landscape and heritage assets; b. Demonstrates <u>a high-quality standard of sustainable design</u>; c. Minimise impact from development on climate change through the implementation of sustainable construction practices and /or renewable energy technologies; d. Maximise the use of sustainable and active modes of transport through footpath and cycle route improvements as part of development, or to be sited where it can be easily accessed by public transport; e. Provide adequate servicing, access and off-road parking for its type, mix, use and location; f. <u>c.</u> Where necessary, provide contributions to the enhancement of the digital infrastructure network; and g. <u>d.</u> Have good highway access and not have severe impact on highway network 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. h. Protect and enhance biodiversity and goodiversity affected by the development. 2. Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E on the strategic employment sites will be considered on their individual merits. This will apply to all unimplemented extant relevant permissions (prior to September 2020) whether in full or in part. Prior to submission applicants should engage with the LPA to agree the required assessment work in support of any proposal. 3. <u>2.</u> Change of use to small scale employment <u>within a use</u>, predominantly residential curtilage, is supported where: <ol style="list-style-type: none"> a. There is are no direct sales from the site;

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>b. <i>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;</i></p> <p>c. <i>The hours of operation are compatible with residential use; and</i></p> <p>d. <i>The business does not involve significant create noise, dust, fumes or other emissions, outdoor storage or frequent delivery/collection (more than twice daily) that are likely to give rise to significant adverse impacts on health, quality of life or local amenity. which could adversely affect local amenity.</i></p>
MM43.	85	LP13	<p>Policy LP13 LP10 – Safeguarding Economic Opportunities Change from Employment Uses</p> <p>1. In order to protect the operation of existing businesses, proposals for development in the vicinity of land and premises in lawful business, commercial and employment activity may only be approved where such activity would not be compromised through amenity conflicts arising from the proposed development. sustain a suitable land supply to meet economic demands, proposals for development will only be approved where the proposal would not compromise ongoing employment use(s).</p> <p>2. The Councils shall resist the loss of identified employment sites, as well as other land and premises in lawful employment/commercial use. Proposals that would lead to the full or partial loss of employment sites or premises will be required to demonstrate:</p> <p>a. That the possibility of re-using or redeveloping the land for other commercial, employment, business or community uses²³² have been explored by a period of sustained marketing normally for 6 months by an independent qualified assessor. This must be undertaken at a realistic asking price, on a range of terms and in an appropriate format. The approach for the marketing campaign must be agreed by the relevant Development Management case officer from the outset LPA; and</p> <p>b. The proposal would not give rise to amenity conflicts with existing or proposed employment uses/activities in the vicinity of the site.</p> <p>3. Where relocation of an employment site is proposed which would result in full or partial loss of the existing employment site to an alternative use the proposer will need to demonstrate That there would be an overriding environmental or community benefit from redevelopment or change to another business or community use, which outweighs the benefit of the current employment use continuing. In this situation the Council may also seek contributions to help offset the economic impact of the loss of business opportunities. Contributions may include any combination of:</p> <p>a. Alternative land or premises;</p> <p>b. Financial contributions towards infrastructure installations to enable the delivery of replacement employment premises on Strategic Employment Sites;</p> <p>c. Financial contributions towards skills, training and qualifications for displaced employees.</p>
MM44.	86	LP14	<p>Policy LP14 LP11 – Retail and Town Centres and retail</p> <p>1. Within Town Centre Boundaries²⁴³ as defined on the Policies Map consideration is given to ensuring that development proposals should normally seek to ensure they do not eliminate separate access arrangements to upper floorspace, which could be used for residential, community or employment uses.</p> <p>2. To maintain vitality and viability of town centres, proposals:-;</p> <p>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.</p> <p>b. That ensure new and existing open spaces, community facilities, including meeting places that are accessible to all, will be supported encouraged in principle.</p> <p>3. Out of Town Centre Applications Where an application for Class E (retail and leisure development) outside of town centre boundaries, is in excess of 2,500m² 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</p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p><u>neither in an existing centre nor in accordance with an up-to-date plan, including Neighbourhood Plans where relevant.</u> Applications which would <u>fail the sequential test or are likely to</u> have a significant adverse impact on the vitality and viability of nearby centres will not be supported.</p>
MM45.	87	LP15	<p>Policy LP15 <u>LP12</u> - Tourism and Leisure</p> <ol style="list-style-type: none"> 1. Proposals for new tourism and leisure facilities, or improvements/extensions to existing facilities, will be supported where they: proposal(s): <ol style="list-style-type: none"> a. Enhance<u>Improve</u> the Ddistrict's' ability to attract and cater for visitors, increase local employment opportunities, <u>enhance the vitality of places</u> 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, <u>whilst providing appropriate parking and access, and ensuring the associated traffic movement would not compromise highway safety;</u> d. Includes facilities which are open to the wider community, to enhance both accessibility and the range of facilities available; e. Uses brownfield land and or avoids the best and most versatile agricultural land. f. Enhances the vitality and viability of settlement centres g. Protects the landscape, biodiversity and the historic environment. e. <u>Respect the character of the landscape by having regard to landscape guidance that supports the development plan; and</u> f. <u>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.</u> 2. In addition to the criteria above, proposals in the countryside <u>outside settlement boundaries</u> may be supported where the proposal: <ol style="list-style-type: none"> a. Increases access, enjoyment and interpretation of the countryside, appropriately, sensitively and sustainably; b. Provides appropriate parking and access and ensures the associated traffic movement would not compromise highway safety; e. <u>b.</u> Improves accessibility for existing settlements <u>places</u>, which are not well served by public transport; <u>and</u> d. Reflects the intrinsic quality and respects the character of the countryside by having regard to the Councils Landscape Guidance and any other relevant documents endorsed by the LPA; e. The proposal must follow a hierarchy of seeking firstly to avoid impacts, mitigate for impacts so as to make them insignificant on the local ecology, biodiversity, trees and hedgerows, or as a last resort compensate for losses that cannot be avoided or mitigated for; f. <u>c.</u> Is of an appropriate scale for their context. ; <u>and</u> g. Safeguarding and where possible enhancing the historic interest of the asset including its setting.
MM46.	88	LP16	<p>Policy LP16 <u>LP13</u> - Countryside Tourist Accommodation</p> <ol style="list-style-type: none"> 1. In rural locations <u>Outside settlement boundaries</u>, applications for new tourist accommodation will be considered on an exceptional basis. In addition, applications must: <ol style="list-style-type: none"> a. Demonstrate an overriding business need to be in that location.; b. Be sympathetic to the character of the area and meet environmental standards; <u>and</u> e. Protect and enhance heritage assets and their setting; d. Protect and enhance biodiversity and geodiversity as a a result of development; e. Minimise the impact of development on climate change, through sustainable construction practices and/or renewable energy technologies; <u>and</u> f. <u>c.</u> Be accessible by a range of transport modes. <u>2. New tourism accommodation will be controlled by planning conditions which take account of the individual business models and / or locational ecological impacts.</u> 2. <u>3.</u> In addition to criterion at 1 (a – <u>c</u> f) proposals to extend or upgrade tourism facilities <u>accommodation</u> must provide a balanced mix of economic, social and environmental benefits. New tourism development will be controlled by planning conditions which take account of the individual business models and / or locational ecological impacts.

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>3. 4. <i>The Councils will only support the removal of a holiday occupancy condition if evidence is provided that there is no demand for the ongoing use of the tourist accommodation, as evidenced by a sustained marketing for 6 months.</i></p>
MM47.	89	New Policy supporting text	<p><u>Intensive Livestock and Poultry Farming</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
MM48.	89	New policy	<p><u>Policy LP14 - Intensive Livestock and Poultry Farming</u></p> <p>1. <u>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:</u></p> <p>a. <u>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;</u></p> <p>b. <u>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;</u></p> <p>c. <u>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;</u></p> <p>d. <u>demonstrate that there will be no significant effects upon sensitive environmental receptors from air pollutants, through submission of appropriate emission modelling;</u></p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>e. <u>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;</u></p> <p>f. <u>serve to minimise visual and landscape impact and incorporate suitable landscaping proposals; and</u></p> <p>g. <u>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.</u></p> <p>2. <u>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.</u></p> <p>3. <u>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.</u></p> <p>4. <u>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.</u></p>
MM49.	90	LP17	<p>Policy LP17 <u>LP15</u> – Environmental Protection <u>and Conservation</u></p> <p>1. To protect the environment all developments must have regard to the following: <u>Development proposals must demonstrate appropriate consideration of the following:</u></p> <p>4.2. LAND Efficient and Effective Use of Resources/Land</p> <p>a. Development on previously developed land will be prioritised, where appropriate, to minimise the loss of the best and most versatile agricultural land. Where development needs to take place on greenfield land, avoidance of the best and most versatile agricultural land should be prioritised.</p> <p>b. Development will contribute towards making <u>Make</u> more efficient use or re-use of existing resources and reducing the lifecycle impact of <u>building</u> materials used in construction.</p> <p>c. Development proposals must not prejudice the ability of future allocated sites to come forward by, for example, restricting or blocking access to services such as water, gas, electricity, drainage, the free flow of air, water and daylight.</p> <p>Land Contamination and Instability</p> <p>d. Where necessary, development will include measures to remediate land affected by contamination and <u>avoid unacceptable proximity to hazardous sources.</u> locate development safely away from any hazardous source.</p> <p>e. Where necessary, development will include measures to address land instability issues where identified.</p> <p>These measures must be compatible with the relevant National and International Standards.</p> <p>2.3. POLLUTION Pollution and Environmental Amenity</p> <p>a. Prevent, or where not practicable, <u>mitigate and</u> reduce <u>to a minimum</u> all forms of possible pollution including, but not limited to: air, land, ground and surface water, <u>waste</u>, odour, noise, light and any other general amenity, including public amenity and visual amenity impacts. This must be <u>convincingly</u> demonstrated to the satisfaction of the LPA by the impact assessments where appropriate.</p> <p>b. Amenity impacts <u>Significant adverse amenity impacts</u> are avoided where <u>a proposal</u> it is located adjacent to or close to existing uses with the potential to have amenity impacts. This would include an assessment of any identified amenity impacts <u>that have a significant adverse effect</u> and how the continued operation of existing use(s) would not be prejudiced.</p> <p>3.4. WATER</p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>a. Development will be required to cComply with the relevant SCC Construction Surface Water Management Plan.</p> <p>b. Development proposals will need to dDemonstrate, <u>in a water supply management statement, protection</u> it protects and <u>where practicable enhancement of</u> enhances groundwater, surface water features and must not lead to a deterioration in the quality of the environment to help achieve the objectives²⁵⁴ of the Water Framework Directive.</p>
MM50.	92	LP18	<p>Policy LP18 <u>LP16</u> – Biodiversity and Geodiversity</p> <p>1). All development should <u>must</u> follow a <u>the biodiversity mitigation</u> hierarchy, of seeking firstly to; enhance habitats, avoid impacts, mitigate against harmful impacts, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.</p> <p>2). Development <u>must</u> should;</p> <p>a. Protect designated and, where known, potentially designated sites. Proposed development which is likely to have an adverse impact upon designated and potentially <u>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;</u></p> <p>b. Protect and improve sites of geological value and in particular geological sites of international, national and local significance;</p> <p>c. Conserve, restore and contribute to the enhancement of biodiversity and geological conservation interests including <u>Priority habitats and species. Enhancement for biodiversity should be commensurate with the scale of development;</u></p> <p>d. Plan <u>Where possible plan</u> positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas. <u>This could include</u> Where possible, links to existing green infrastructure networks and areas identified by local partnerships for habitat restoration or creation so that these ecological networks will be more resilient to current and future pressures;</p> <p>e. Identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity. <u>The Councils will seek appropriate resources from developers for monitoring of biodiversity net gain from developments.</u> Where biodiversity assets cannot be retained or enhanced on site, the Councils will support <u>the delivery of 'biodiversity offsetting'</u> to deliver a net gain in biodiversity off-site in accordance with adopted protocols; <u>and</u></p> <p>f. Apply additional measures to assist with the recovery of species listed on <u>in</u> S41 of the NERC Act 2006.</p> <p>3. Development which would have an adverse impact on species protected by legislation ²⁶⁵, or subsequent legislation, will not be permitted unless there is no alternative and the local planning authority <u>LPA</u> is satisfied that suitable measures have been taken to:</p> <p>a. Reduce disturbance to a minimum; and</p> <p>b. Maintain the population identified on site; and</p> <p>c. Provide adequate alternative habitats to sustain at least the current levels of population.</p> <p>4. Where appropriate, the local planning authority <u>LPA</u> 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.</p>
MM51.	94	LP19	<p>Policy LP19 <u>LP17</u> – Landscape</p> <p>1. To <u>conserve</u> protect and enhance landscape character development must:</p> <p>a. Integrate positively with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements;</p> <p>b. Proposals must bBe sensitive to their landscape and visual amenity impacts (including on dark skies and tranquil areas) <u>on the natural environment and built character; and;</u> subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;</p> <p>c. Enhance and protect landscape character and values and heritage assets such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use³⁷ and designations; being demonstrably informed by local guidance, in particular the Council's Joint Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.</p> <p>d. <u>c.</u> Consider the topographical cumulative impact on landscape sensitivity.</p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>2. Where significant landscape or visual impacts are likely to occur, for example for larger development proposals, a Landscape and Visual Impact Assessment (LVIA) or a Landscape and Visual Appraisal (LVA) or a Landscape and Visual Impact Assessment (LVIA) must should be prepared to. This should identify ways of avoiding, reducing and mitigating any adverse effects and opportunities for enhancement.</p>
MM52.	95	LP20	<p><i>Policy LP20 LP18 – Area of Outstanding Natural Beauty</i></p> <ol style="list-style-type: none"> 1. <u>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.</u> 4. 2. <u>The Councils will support non-major development within the AONBs in or and development within the setting²⁹ near of the AONBs that:</u> <ol style="list-style-type: none"> a. Gives great weight to conserving and enhancing <u>Conserves and enhances</u> the landscape and scenic beauty; b. <i>Integrates positively with the character of the area and reinforces local distinctiveness of the AONBs;</i> c. Is <u>Are sensitive to their the natural and built</u> landscape and visual impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures; d. <i>Supports the provision and maintenance of local services, and facilities and assets (including affordable housing), so long as it is commensurate with the character and objectives of the AONBs;</i> e. <i>Demonstrates special regard to conserving and enhancing proposals that enhance and protect landscape character, landscape and values and heritage assets in the AONBs; and such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use and designations;</i> f. <u>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.</u> 2. Tourism and visitor related development within the AONB will be supported where it reflects the intrinsic quality and respects the character of the AONB and demonstrates the proposal has been informed by all relevant local guidance and the relevant AONB Management Plan²⁸ which includes the AONB and identified Project Area. 3. <u>Development within the AONB Project Areas should have regard to the relevant Valued Landscape Assessment.</u>
MM53.	96	LP21	<p><i>Policy LP24 LP19 – The Historic Environment</i></p> <ol style="list-style-type: none"> 1. <i>Where an application potentially affects heritage assets⁴⁰, the Councils will:</i> <ol style="list-style-type: none"> a. Depending on the nature of the works/development proposed, require the applicant to submit a heritage statement that <u>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.</u> demonstrates: <ol style="list-style-type: none"> i. The significance of the heritage asset is appropriately understood (statement of significance); ii. The potential impacts on the heritage asset's significance, including the contribution made by setting, are understood (impact assessment) iii. That the proposal has been fully justified in light of the significance and impact identified above (statement of justification); iv. If relevant, that the proposal has considered how preservation in situ of archaeological assets can be achieved through the design of the site; v. An effective conservation strategy, including details of recording, mitigation, repair, preservation, protection and management as appropriate. b. Where development includes (or has the potential to include) heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person is required. 2. <u>In addition, where an application potentially affects heritage assets of archaeological interest, the heritage statement must:</u> <ol style="list-style-type: none"> a. <u>Include an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person; and</u> b. <u>If relevant, demonstrate how preservation in situ of those archaeological assets can be achieved through the design of the development and safeguarding during construction.</u> 2. <u>3.</u> <i>The Councils will support:</i>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>a. Support f<i>The re-use/ redevelopment of a heritage asset, including Heritage at Risk, and assets outside settlement boundaries, where it would represent optimal a viable use, including assets in isolated locations, and the proposal preserves the building, its setting and any features which form part of the building's special architectural or historic interest and complies with the relevant policies of the Plan;</i></p> <p>b. Support d<i>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;</i></p> <p>c. Support p<i>Proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is not compromised by inappropriate interventions. sustained; and</i></p> <p><u>d. Take account of the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.</u></p> <p>3. In order to safeguard and enhance the historic environment, harm to heritage assets should be avoided in the first instance. Only where harm cannot be avoided should mitigation be considered. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will:</p> <p>a. Have regard (or Special Regard where appropriate) to the historic environment and take account of the contribution any designated or non-designated heritage assets makes to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests⁴¹ and their significance, including consideration of any contribution made to that significance by their setting; and</p> <p>b. Have regard to the planning balance whilst considering the extent of harm and significance of the asset in accordance with the relevant national policies.</p> <p><u>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.</u></p> <p><u>5. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will consider the extent of harm and significance of the asset in accordance with the relevant national policies. Harm to 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.</u></p> <p>4. 6. Proposals which potentially affect heritage assets should have regard to all relevant Historic England Advice and Guidance.</p> <p>5. <u>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.</u></p> <p>a. secure an appropriate 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.</p>
MM54.	99	LP22	<p>Policy LP22 LP20 <u>Change in Land Use for Equestrian or <i>similar</i> Other Animal/Rural Land-Based Uses</u></p> <p>1. The change in use of land for equestrian uses purposes or other similar animal /rural land-based uses in the countryside, including the erection of buildings and equipment, for equestrian or other animal husbandry/rural land based uses may be permitted subject to:</p> <p>a. There must be clearly established existing functional* need which relates to a full time worker or one who is primarily employed in equestrian or other animal/rural land based uses. Applicants demonstrating that they have prioritised the re-use of existing buildings;</p> <p>b. The location, size and scale of the site must be appropriate and necessary for the proposal in question.</p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p><u>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;</u></p> <p>e. The site must be sensitively sited to protect the amenity of the locality from an environmental and social perspective.</p> <p>d. <u>c.</u> The <u>siting</u> layout, size, scale, design, materials <u>being suitable/appropriate for the proposed use</u> and siting of any proposed building or equipment (including lighting and means of enclosure) must not create serious <u>not creating a significant</u> adverse impact on the natural and local environment or the appearance of the locality; Proposals should re-use existing buildings first where appropriate and any new buildings should be located in or adjacent to an existing group of buildings to have minimal impact within the landscape.</p> <p>e. <u>d.</u> There being no significant detriment to amenity in terms of noise, odour, light or any other forms of pollution and disturbance. <u>Demonstrating that noise, odour or other emissions that are likely to give rise to significant adverse impact on amenity can be effectively mitigated;</u></p> <p>f. The proposal must include a satisfactory scheme for the disposal of waste (if appropriate).</p> <p>g. <u>e.</u> The proposal must integrate <u>Integrating</u> with existing features and respecting and <u>enhanceing</u> the character of the surrounding landscape/area through sensitive integration; <u>and where appropriate mitigating the potential impact of permanent structures through good design, layout and siting; and</u></p> <p>h. The proposal must protect and enhance any existing heritage assets and their settings.</p> <p>i. The proposal must not adversely affect or damage any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the rural location;</p> <p>j. The proposal must not create significant detriment to biodiversity, geodiversity or the interlinked surroundings;</p> <p>k. <u>f.</u> The proposal should not result in the loss of best and most versatile agricultural land and it can be demonstrated to the satisfaction of the Local Planning Authority that there are no suitable alternative sites on lower grade land. <u>Convincingly demonstrating that there are no suitable alternative sites on lower grade land if the proposal is located on best and most versatile agricultural land.</u></p> <p>l. The proposal must not cause any adverse impacts to highways safety.</p> <p>2. Where a new equine or other related animal husbandry/rural land based business use is proposed and residential accommodation is proposed. Proposals must demonstrate a proven essential and necessary need to sufficiently justify new rural residential accommodation in the countryside to the Local Planning Authorities satisfaction. In particular, such proposals will be expected to demonstrate, justify and evidence;</p> <p>a. The essential need for rural residential accommodation is appropriate to be located in the isolated and/or remote and/or detached rural countryside;</p> <p>b. There are no other surrounding building(s) or nearby reasonable residential accommodation to serve the proposal;</p> <p>c. There is permitted temporary accommodation in place for 1 year serving the business and has been the main residence and there are no other permanent residence in association or connection;</p> <p>d. There is a proven essential and necessary need for new residential accommodation to serve the equine or other related animal husbandry/rural land based business;</p> <p>e. There is proportionate, necessary and sound viable business evidence to demonstrate the equine or other related animal husbandry/rural land based business has been in continuous sound viable operation for more than 3 years, and there is a proven sustainable business;</p> <p>f. The finances of the equine or other related animal husbandry/rural land based business are directly in relation to the proven essential and necessary need for new residential accommodation;</p> <p>g. There are no material considerations to prevent new residential accommodation in the location proposed.</p> <p>h. The proposal must not cause any adverse impacts to highway safety.</p> <p>3. Where such proposal is considered acceptable, the proposed landscaping and boundary treatments must achieve a rural rather than urban or suburban character. Permitted Development Rights will be removed. The Local Planning Authority may impose planning conditions and planning obligations/legal agreement to make the development acceptable in planning terms.</p> <p>* *A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:</p> <p>(i) in case animals or agricultural processes require essential care at short notice; (ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.</p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM55.	100	LP23	<p><i>Policy LP23 <u>LP21</u> - Agricultural Land to <u>Residential</u> g<u>Garden</u> Land</i></p> <p>1. <i>The change in use of agricultural land to residential garden land or land ancillary to a residential dwelling may be permitted subject to:</i></p> <ol style="list-style-type: none"> a. <i>The location, size and scale of the proposal <u>not having</u> would not have an adverse impact on the landscape characteristics and biodiversity of the locality;</i> b. The proposal would not result in the irreversible loss of best and most versatile agricultural land; c. The proposal must not <u>having an unacceptable amenity impact on</u> be or become unacceptably intrusive through intensification and therefore damaging to the character of the countryside setting or nearby residential <u>occupiers</u> setting; <u>and</u> d. The site must not threaten designated or Priority Habitats Sites or threaten the viability of farm holdings due to the breaking up of agricultural land; e. The proposal must not <u>having an unacceptable amenity impact on</u> be or become unacceptably intrusive through intensification and therefore damaging to the character of the countryside setting or nearby residential <u>occupiers</u> setting; <u>and</u> f. There must be no significant adverse impact on public rights of way or the areas of urban/rural transition that provides the setting of settlements in the countryside; and g. <u>In all cases the Local Planning Authority will consider the possible <u>The</u> cumulative impacts of separate individual changes <u>for similar development being acceptable.</u> as a material consideration.</u> <p>2. Where such proposal is considered acceptable, the proposed landscaping and boundary treatments must achieve a rural rather than urban or suburban character. Permitted Development Rights will be removed.</p> <p>3. The Local Planning Authority may impose planning conditions and planning obligations/legal agreement to make the development acceptable in planning terms.</p>
MM56.	102	LP24	<p><i>Policy LP24 <u>LP22</u> - New <u>a</u>Agricultural Rural <u>b</u>Buildings in the Countryside</i></p> <p>1. <i>There must be appropriate justification and demonstrable evidence <u>to justify the need</u> for any new proposals <u>for new agricultural buildings</u> which are remote, isolated or detached within the countryside <u>outside settlement boundaries</u>. Not all locations in the countryside will be considered suitable or sustainable for new buildings and/or uses.</i></p> <p>2. <i>All relevant planning applications <u>The suitability and sustainability of proposals for agricultural buildings outside settlement boundaries</u> will be subject to <u>all</u> the following considerations:</i></p> <ol style="list-style-type: none"> a. <i>The suitability and sustainability of the location proposed (including <u>The provision of safe and suitable access for all, including the mitigation of and any significant impacts on the transport network and highway safety to an acceptable degree</u> surrounding road networks);</i> b. <i>The nature of any proposal in the locality and its relationship and impacts with surroundings (including but not limited to landscape, design and amenity, habitats sites and protected species, heritage assets and their settings);</i> c. <u>The impact on the amenity of nearby residential occupiers; and</u> d. <u>To be compatible The scale, nature and extent</u> with the <u>being proportionate to the</u> purpose, function and relationship to any existing <u>uses</u> agricultural farm and/or business. e. <u>Proposals within rural areas must provide safe access. It must be demonstrated that such proposal would not cause significant levels of traffic, particularly lorries/HGV's on rural roads.</u>
MM57.	104	LP25	<p><i>Policy LP25 <u>LP23</u> - Sustainable Construction and Design</i></p> <p>1. <i>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.</i></p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>2. Where construction may cause potential adverse impacts, measures proposed must include Construction Environment Management Plans (CEMPs).</p> <p>3. 2. 2. All new residential development is required to:</p> <p>a. Achieve reductions in CO₂ emissions of 19% below for the Target Emissions Rate of new dwellings and new building as set out in the 2021-13 Edition of 2010 Building Regulations (Part L) or any subsequent more recent legislation or council policy which would lead to a greater reduction in CO₂ emissions', where practicable;</p> <p>b. Meet the higher water efficiency standards of 110 litres per person per day, as set out in Building Regulations Part G2 Building Regulations Part G2 (or any subsequent more recent legislation);</p> <p>c. Demonstrate climate change adaptation and mitigation measures by adopting effective design principles (including shading, landscaping, site layout and building orientation); be designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gains and to help buildings respond to winter and summer temperatures and incorporate flood mitigation measures, such as sustainable urban drainage systems</p> <p>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;</p> <p>d. e. Provide e. Provide energy efficiency measures (e.g. insulation, air tightness and efficient building services), with a proactive approach to improving on the minimum standards specified in the Building Regulations where possible;</p> <p>e. f. Provide f. Provide feasible and viable on-site renewable and other low carbon energy generation to allow the greatest CO₂ reduction³² (NB: the energy statement should investigate the technical feasibility and financial viability of the options available and the CO₂ savings achieved with each to allow the greatest CO₂ reduction is selected);</p> <p>f. g. Development that incorporates a high level of building materials with low embodied carbon will be encouraged Demonstrate how it has incorporated sustainable building materials wherever possible; and</p> <p>g. h. That the Plan for the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience.</p> <p>4. 3. 3. In meeting the above, all major developments³³² are required to submit a Sustainability Design and Construction Statement. This should be submitted at the appropriate stage in the application process and that demonstrates how the principles set out in 32c)-32gh) will be incorporated into the design of the development.</p> <p>5. 4. 4. Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent. Developers will be expected to provide certification evidence of the levels for BREEAM at design stage and on completion of development. All new developments will also be expected to meet the higher water efficiency standards as set out in 2b), unless it is convincingly demonstrated that it is not possible.</p> <p>6. 5. 5. All residential developments are encouraged to achieve water usage of not more than 100 litres per person per day. This is in addition to criterion 32-b) in accordance with recommendation from Anglian Water. Water re-use and recycling, and rainwater and stormwater harvesting, and other suitable measures should be incorporated wherever feasible to reduce demand on mains water supply.'</p>
MM58.	105	New paragraph after 15.56	<p>New paragraph to be inserted after 15.56:</p> <p><u>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.</u></p>
MM59.	105	LP26	<p>Policy LP26 LP24 - Design and Residential Amenity</p> <p>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:</p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>a. Respond to and safeguard the existing character/context; b. Create character and interest; c. High quality design and architecture with climate change adaptation should be in all development design. Adaptation could include to protect against extreme weather events including heat and excessive rain; d. c. c. Be designed for health, amenity, well-being and safety; and e. d. d. Meet Space Standards³⁴; and f. Where relevant and necessary ensure design and amenity accommodates for the ageing population in accordance with M4(2) standards.</p> <p>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.g. signage, hard landscaping, public art); e. Take account of the Building for a Healthy Life design assessment framework and include good practice in design incorporating design principles such as active frontages/edges, permeability, strong street composition and connectivity. Non-householder s 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 this and adherence to Building for Life Criteria; f. Incorporate high levels of soft landscaping, street trees and public open space that creates, and connects to, green infrastructure and networks; g. Prioritising movement by foot, bicycle and public transport, including linkages to create/contribute to a 'walkable neighbourhood'; h. Design-out crime and create an environment for people to feel safe, and has a strong community focus; i. Protect the health and amenity of occupiers and surrounding uses by avoiding development that is overlooking, overbearing, results in a loss of daylight, and/or unacceptable levels of light pollution, noise, vibration, odour, emissions and dust, including any other amenity issues; j. Provide appropriate a reasonable standard of accommodation for future occupants long-term design principles and measures in terms of privacy 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 pPrinciples³⁵; 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.</p> <p>3. All developments must also demonstrate that they have regard to conform with the design principles set out through Suffolk Design, the Councils' Design Supplementary Planning Documents, in any design documents which support endorsed by the LPA, Neighbourhood Plans and/or village design statements. Development which fails to maintain and, wherever possible improve, the quality and character of the area will not be supported.</p>
MM60.	107	LP27	<p><i>Policy LP27 LP25 - Energy Sources, Storage and Distribution</i></p> <p>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 has been fully taken into consideration and where appropriate, effectively mitigated; b. Where renewables or low carbon energy designs are to be incorporated within a development, an integrated approach being is 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 infrastructure³⁶⁵ (for example over head wires, cable runs, invertors, control buildings, security fencing and highway access points), is being acceptable to the Local Planning Authority 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).</p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>2. The <u>relevant LPA</u> local planning authority will <u>normally</u> use planning obligations <u>conditions</u> 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.</p> <p>3. Where proposals for renewable and low carbon energy <u>impact on</u> are located in nature conservation sites³⁷ the Areas of Outstanding Natural Beauty, or impact on the setting of heritage assets (including conservation areas) or any other designated areas⁴⁵, the applicant must be able to <u>convincingly</u> to the satisfaction of the Local Planning Authority demonstrate that potential harm resultant from development can be effectively mitigated and that there are no alternative sites available within the District <u>or for community initiatives within the area which it is intended to serve</u>. This includes providing underground power lines and cabling.</p>
MM61.	109	LP28	<p>Policy LP28 <u>LP26</u> – Water resources and infrastructure</p> <p>Development will be supported where it:</p> <ol style="list-style-type: none"> 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 <u>network</u> infrastructure, taking into account the effects of climate change; 3. Demonstrates the applicant has consulted with the relevant authority regarding wastewater treatment and that capacity within the foul sewerage network and receiving water recycling centre is available or can be made available in time to serve the development.; 4. Separates foul and surface water flows wherever possible.; 5. Complies with the relevant statutory environmental body policy on culverts.; 6. The proposal will not result in any adverse effect (either through construction and / or operation) on the integrity of the <u>Protected Habitats Sites and Stour and Orwell SPA and Ramsar and the Suffolk Coast and Heath designated AONBs.</u> 7. All proposals must demonstrate Environmental Policies measures and will require a CEMP to be agreed prior commencement
MM62.	110	LP29	<p>Policy LP29 <u>LP27</u> – Flood risk and vulnerability</p> <p>Proposals for new development can be approved where:</p> <ol style="list-style-type: none"> 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 <u>addressing</u> 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, <u>pluvial</u> surface, <u>tidal</u> coastal and sewer flooding) through application of a sequential approach to flood risk <u>within the design and layout of the site</u>, the implementation of Sustainable Drainage Systems (SuDS), and <u>avoiding or mitigating</u> risks to ground or surface water quality.; 4. Above ground, appropriate SuDS are incorporated within new developments <u>unless it can be demonstrated that ground conditions are unsuitable for such measures</u> wherever possible, and take <u>these</u> opportunities to provide multifunctional benefits, including biodiversity, landscape, amenity and water quality enhancement <u>(but excluding public open space).</u>; 5. Proposals are submitted <u>Details</u> appropriate to the scale of development <u>are provided regarding</u> how on-site surface water drainage will be managed so as to not cause or increase flooding elsewhere. This includes <u>taking account of</u> 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 and greywater recycling), adequate mitigation which <u>removes</u> avoids any <u>increased flood</u> risks and/or detrimental impacts are provided to <u>support any planning application to the satisfaction of</u> the Lead Local Flood Authority.; 8. Further <u>indicative</u> details of <u>long-term</u> maintenance, <u>management</u> and <u>where appropriate</u> adoption by an appropriate body are provided at application stage.; 9. There is no <u>unacceptable impact upon</u> site conflict with areas identified as vulnerable to coastal erosion.

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
MM63.	111	16.01 – 16.07	<p>16.01 – Access to high quality open spaces and opportunities for sport and recreation makes an important contribution to the health and wellbeing of communities. Furthermore, open spaces can play an important historical, environmental and local amenity role. The protection of designated open spaces (as defined by the Policies Maps, includes allotments, amenity green space, accessible natural green space and sports and recreation facilities) is given by the Councils in the interest of maintaining distinctive, attractive, healthy and functional places. The Councils Open Space Assessment (2019) examines existing and projected needs for open space, sport and recreation provision with the Districts. The study identifies that the majority of parishes in Babergh and Mid Suffolk have some form of open space deficit. Therefore, the Plan places priority on protecting high quality open spaces, especially where there is an existing shortfall of supply in that locality. However, this study does not take into account the rural nature of the Districts, which includes access to the countryside and natural green spaces via a national network of Public Rights of Way.</p> <p>16.02 – This policy seeks to offer protection to designated open spaces as defined on the proposal maps.</p> <p>16.03 Open spaces includes:</p> <ul style="list-style-type: none"> • Allotments which are valuable community spaces which offer people opportunities for food production. • Amenity green space is defined as spaces which are open to free and spontaneous use by the public but are not formally managed for a specific function such as a park or playing field; nor managed as a natural or semi-natural habitat. • Sports and recreational facilities include (but are not limited to) parks and gardens, outdoor sports facilities, play spaces and formalised sports clubs' space (such as playing pitches and golf courses). • Accessible natural green space covers a variety of partly or wholly accessible spaces including meadows, woodland and copses all of which share a trait of having natural characteristics and wildlife value, but which are also open to public use and enjoyment. Individually or collectively all of these spaces can contribute to the overall visual amenity of an area. <p>16.04 Neighbourhood Plans can designate Local Green Spaces in accordance with the criteria set out in paragraphs 99 to 101 of the National Planning Policy Framework.</p> <p>16.05 However, it is not the intention of the policy to stifle change or growth, particularly where such change is in the interests of the space or the users of the space. Therefore, there is flexibility within the policy that allows appropriate development, change of use, land swap and other options that could result in enhanced amenity green space provision (of all typologies).</p> <p>16.06 Proposals for the total or partial loss of open space(s) must provide sufficient evidence to demonstrate that an open space is surplus to requirements. It is expected that this is supported by sufficient engagement with the local community.</p> <p>16.07 There is also the need to ensure that open space (of all types) is incorporated into new development, but particularly on sites of 1 hectare or more. This does not necessarily mean formal play areas, as the flexible policy requires consideration of the most suitable open space to meet local needs and aspirations. Where suitable the Councils will also seek open space provision as part of non-residential uses of 1 hectare or more. This will normally be required to be provided on the development site itself, but in appropriate cases off-site provision may be agreed by the LPA. The acceptability of off-site open space provision will be dependant on its proximity and accessibility to the community it serves.</p>
MM64.	112	LP30	<p>Policy LP30 – Designated Open Spaces</p> <p>1) The total or partial loss of designated open spaces⁴⁶ (as defined on the Policies Maps) may be permitted where:</p> <ol style="list-style-type: none"> a. The development will support the enjoyment and functionality of the space, be sensitive to its character and function and would not result in detrimental impacts on local amenity or distinctiveness; b. The space is demonstrably no longer performing a role as a functional or visual public amenity, or is surplus to requirements; c. An alternative space of equal or greater quality, accessibility and quantity can be provided to serve the communities' needs; or d. The development is for alternative sports and recreation provision, and the applicant can evidence that the benefits of the new provision clearly outweigh the loss of the current or former use. e. Proposals improve the biodiversity interest of designated open space, including as part of wider ecological networks, and improve accessibility for all.

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>2) Developments in excess of 1 hectare will be required to provide on-site open space provision to meet identified needs/deficits, unless there is a Council preference to make improvements to existing open space within the locality in an equally or more accessible location than the proposed development.</p> <p>3) Open space provision is to be provided in line with the open space standards identified in the Open Space Assessment (as amended).</p>
MM65.	113	16.08 - 16.10	<p>16.08 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.</p> <p>16.09 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.</p> <p>16.10 For the purpose of this policy, community services and facilities include: open spaces, village and public halls, community centres, places of worship, cinemas, theatres, libraries, leisure centres, museums, public houses, restaurants, cafés, convenience shops, banks, building societies, and post offices. Schools Education and healthcare facilities are addressed in separate policies in this the Plan.</p>
MM66.	113	New paragraphs after 16.10	<p>New paragraphs to be inserted after paragraph 16.10:</p> <p><u>Open spaces includes:</u></p> <ul style="list-style-type: none"> • <u>Allotments which are valuable community spaces and offer people opportunities for food production;</u> • <u>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);</u> • <u>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</u> • <u>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.</u> <p><u>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.</u></p> <p><u>Neighbourhood Plans can designate Local Green Spaces in accordance with the criteria set out in paragraphs 101 to 103 of the NPPF.</u></p> <p><u>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.</u></p> <p><u>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 dependant 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.</u></p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
MM67.	113	LP31	<p><i>Policy LP31 <u>LP28</u> – Services and Facilities Within the Community</i></p> <ol style="list-style-type: none"> 1. Provision of New and/or Expanded Services and Facilities <ol style="list-style-type: none"> a. Proposals for new accessible local community services and community facilities or improving existing facilities will be supported where the proposal is well related to and meets the needs of the local community, would reduce the need to travel to other settlements. The facility should be a proportionate scale to the settlement and would not adversely affect existing facilities. Proposals, particularly those located in the countryside, must demonstrate evidence of the community need for / benefits of the new facilities and good accessibility to the community to be served. <ol style="list-style-type: none"> <u>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.</u> b <u>c. All d</u>Development should be of have a high-quality development standard of design and sympathetic to the surrounding landscape and townscape, with no adverse effects on heritage assets and their settings. <u>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.</u> c. To minimise the impact of development on climate change, sustainable construction practices and/or renewable energy technologies should be incorporated into proposals. 2. Loss of Services and Facilities Development involving or comprising of the loss of an existing community facility, service or a premises, which is currently or last used to provide such use, will only be permitted if either; <ol style="list-style-type: none"> a. Compensatory provision of an alternative or improved facility will be, provided in an equally accessible or improved location ³⁸; or b. The applicant can sufficiently demonstrate that the service or facility is not viable and is no longer performing a functional role or valued by the community, either in its current or future form and it is not needed for an economically viable alternative community use. 3. Evidence to demonstrate that a service or facility is not viable, either in its current or future form should be agreed with the Council relevant LPA in advance (before being gathered) and should include: <ol style="list-style-type: none"> a. A sustained marketing period, normally of 6 months, undertaken at a realistic asking price and on a range of terms and in an appropriate format by an independent qualified assessor; and b. Regard to any material considerations, designations or adopted plans for the area; and <u>c. Regard to relevant evidence on levels of community need and/or requirements³⁹.</u> 4. Conversion of community facilities or premises into residential dwelling(s) will only be permitted where it complies with the relevant Plan policies. <u>must demonstrate compliance with part 2 and part 3 above and Policy LP04.</u>
MM68.	114	16.13 – 16.16	<p>16.13 With regards to home to school transport contributions, these are already being secured through the planning process, where relevant to the development. This is done in accordance with the Department for Education (DfE) publication ‘Securing developer contributions for education’ (April 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations (revised March 2019). Paragraph 19 of the DfE guidance. It is therefore appropriate for the policy to require development contributions to provide for home to school transport where necessary.</p> <p>16.14 The health benefits of ‘Active Transport’ are widely understood and supported, as such Sport England have recently published ‘Active Design’ which seeks to promote sport and physical activity in new and existing developments, to create an active environment, through designing and adapting where we live to encourage activity in everyday lives. <u>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.</u></p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>16.15 <u>Development should have regard to the most recent County Council Rights of Way Improvement Plan.</u> <i>In relation to Public Rights of Ways, the County Council are also preparing a new strategy, "Rights of Way Improvement Plan: Green Access Strategy", which will also need to be considered in light of development proposals.</i></p> <p>16.16 Future alternative transport solutions (such as driverless and autonomous vehicle technology) which for example will be used in the future as an alternative to taxis or public transport. Although not specifically covered within the policy, they are measures which would be encouraged as they develop in the future.</p>
MM69.	114	LP32	<p>Policy LP32 <u>LP29</u> – Safe, Sustainable and Active Transport</p> <p>1. Development proposals that are expected to, or likely to cause a significant increase in transport movements:</p> <p>a. Will be required to provide a travel plan in accordance with the County / National Guidance⁴⁷ to mitigate the highway impact of development and help maximise sustainable transport;</p> <p>b. Should also be supported by a transport statement or transport assessment. As indicative thresholds a transport statement will be required for residential developments between 50 and 80 dwellings and a transport assessment should accompany residential developments of over 80 dwellings, however other circumstances will also be considered. Non-residential development will be considered on a case by case basis.</p> <p>2) 1. All developments <u>will be required to demonstrate safe and suitable access for all and must</u> <u>are to prioritise sustainable and active transport and</u> maximise <u>the opportunities to utilise these modes</u> the uptake in sustainable and active transport in accordance with the transport hierarchy. This will prioritise the following modes of transport in order – walking, cycling, public transport and car sharing. Where possible, active travel <u>is</u> to be tied in with the green infrastructure network <u>to support net environmental gains</u> thereby providing additional positive effects for access to green spaces and wildlife habitats.</p> <p>3) Proposals for all development shall, where relevant, incorporate:</p> <p>a. Pedestrian routes suitable for disabled persons and those with impaired mobility;</p> <p>b. Cyclists facilities, including routes, secure and covered cycle parking, showers and changing facilities;</p> <p>c. Public transport, such as new or revised services, and physical measures such as bus stops, improvements to bus and railway stations, and access to bus and railway stations to reduce dependency on private vehicles;</p> <p>d. Incentives to use sustainable modes of transport;</p> <p>e. Linkages to existing pedestrian and cycle networks;</p> <p>f. Enhancement to the Public Rights of Way network and protection of the existing network;</p> <p>g. Facilities to allow for multi-modal interchanges;</p> <p>h. Access to car park facilities in accordance with the relevant parking guidance⁴⁸;</p> <p>i. Electric vehicle charging in line with current parking guidance;</p> <p>j. Servicing and emergency vehicles; and</p> <p>k. Sustainable modes of transport for freight.</p> <p>4. 2. Development will be expected to contribute to the delivery of sustainable transport strategies for managing the cumulative impacts of growth, <u>whilst protecting and enhancing the Public Rights of Way network.</u></p> <p><u>3. All development should be informed by the relevant parking guidance⁴⁰, with adequate access for servicing and emergency vehicles.</u></p> <p>5. 4. Where necessary, development will be expected to provide home to school transport contributions.</p> <p><u>5. Development proposals that are expected to, or likely to cause a significant increase in transport movements must:</u></p> <p><u>a. Be supported by a transport statement and if appropriate a transport assessment⁴¹; and</u></p> <p><u>b. Provide a travel plan informed by the relevant County⁴² / National Guidance to mitigate the highway impact of development and maximise sustainable transport modes.</u></p>

Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p style="text-align: center;"><u>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.</u></p>
MM70.	116	LP33	<p><i>Policy LP33 LP30 – Managing Infrastructure Provision</i></p> <ol style="list-style-type: none"> 1. <u>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.</u> When determining planning applications, adequate regard must be given to the Council’s latest Infrastructure Delivery Plan and consultation responses received from infrastructure providers. All new development must be supported by, and have good access to, all necessary 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 impacts if the proposal forms one of a number of growth projects in a locality and/or infrastructure catchment area. 3. Conditions or planning obligations, as part of a package or combination of infrastructure delivery measures, will be required for relevant proposals. 4. <u>3.</u> Applicants must demonstrate that adequate consideration has been given to the timing and level of infrastructure provision to the satisfaction of the relevant LPA and relevant infrastructure providers. As such, development may need to be phased either spatially or sequentially to ensure the provision of infrastructure in a timely manner. Restrictions on planning permissions and/or planning obligations may be used to secure a satisfactory phasing arrangement.
MM71.	117	LP34	<p><i>Policy LP34 LP31 – Health and Education Provision</i></p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. It can be clearly demonstrated that the use of the site is genuinely redundant and the same use is not viable <u>in its current form</u>, or <u>an alternative economically viable</u> community use(s) <u>cannot</u> be found; b. Satisfactory alternative <u>capacity</u> and/or improved facilities will be provided; and c. For educational uses, the area of the site to be redeveloped is genuinely in excess of Government guidelines for playing field provision, taking into account future educational projections. 2. Further to the above, in order to prevent land-locking of schools, development adjacent to existing schools <u>and healthcare facilities</u> should not compromise their ability of the school to expand to an appropriate size in the future. 3. The Councils will respond positively to and support appropriate and well-designed applications regarding the creation of new health and/or education facilities, and extensions to existing facilities. The Councils will be supportive of proposals that enable dual use of <u>existing and new health and education</u> facilities within school grounds which can also be used by the community and agreed under a Community Use Agreement. As expressed in the NPPF, the Council will apply the presumption in favour of the development. The Councils will engage in pre-application discussions with promoters to develop a collaborative approach to suitable applications, and ensure that early years settings and schools are placed in the best possible location to promote sustainable modes of travel and enable good access. Where necessary, the Councils will utilise planning obligations to help to mitigate any adverse impacts of an educational <u>or health</u> development and assist in delivering development that has a positive impact on the community.
MM72.	118	New paragraph under 16.25	<p>New paragraph to be inserted after paragraph 16.25:</p> <p><u>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.</u></p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM73.	119	LP35	<p><i>Policy LP35 LP32 – Developer Contributions and Planning Obligations</i></p> <p>1) The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions.</p> <p>2) <u>1. Planning proposals will need to have regard to the Councils’ Infrastructure Delivery Plan and any responses to the proposals from infrastructure providers.</u> <i>When making planning decisions, regard will be given to the Infrastructure Delivery Plan, the consultation responses received from infrastructure providers and the associated Plan evidence base. Applicants are required to mitigate the additional impacts their development will place on infrastructure through Planning Obligations and Community Infrastructure Levy (CIL) contributions.</i></p> <p>3) <u>2.</u> <i>The delivery of planned growth set out in Plan is dependent upon the availability of infrastructure to support it. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, other Developer Contributions and where appropriate, funding assistance from the Councils / other provider organisations. Planning applications will be expected to include appropriate infrastructure provision.</i></p> <p>4) <u>3.</u> <i>Applicants shall adhere to the relevant documents Infrastructure Delivery Plan and the Infrastructure Funding Statements endorsed by the Councils detailing the types and priorities of infrastructure provision required for the dDistricts.</i></p>
MM74.	120	Glossary -New inclusion	<p><u>Area of Outstanding Natural Beauty Project Areas</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
MM75.	121	Glossary - New inclusion	<p><u>‘Design sensitive areas/landscapes’ - considered to be schemes proposed within Areas of Outstanding Natural Beauty and the adjoining Project Areas, Conservation Areas and the settings of listed buildings.</u></p>
MM76.	122	Glossary - New inclusion	<p><u>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:</u></p> <p><u>a) must be discounted by a minimum of 30% against the market value;</u></p> <p><u>b) are sold to a person or persons meeting the First Homes eligibility criteria*;</u></p> <p><u>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;</u></p> <p><u>d) after the discount has been applied, the first sale must be at a price no higher than £250,000.</u></p> <p><u>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.</u></p> <p><u>(www.gov.uk/guidance/first-homes Paragraph: 001 Reference ID: 70-001-20210524)</u></p> <p><u>* The criteria are set out in the guidance viewed at www.gov.uk/guidance/first-homes</u></p>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM77.	123	Glossary – New inclusion	<u>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.</u>
MM78.	n/a	n/a	No MM78
MM79.	123	Glossary – New inclusion	<u>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.</u>
MM80.	123	Glossary – New inclusion	<u>'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)</u>
MM81.	123	Glossary – New inclusion	<u>Lifecycle for building materials – Extraction, process/manufacture, transport, construction, operation, use and maintenance, demolition, recycling/re-use</u>
MM82.	125	Glossary - New inclusion	<u>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).</u>
MM83.	125	Glossary - New inclusion	<u>'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.</u>
MM84.	125	Glossary - New inclusion	<u>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).</u>
MM85.	125	Glossary - New inclusion	<u>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).</u>
MM86.	125	Glossary - New inclusion	<u>'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)</u>
MM87.	125	Glossary - New inclusion	<u>Strategic Transport Corridors – Strategic transport corridors are identified on the Key Diagram, and are defined as 2km from the A12, A14 and A140.</u>
MM88.	126	Glossary - New inclusion	<u>Sustainable Development</u> <u>Defined as: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."</u> <u>Bruntland 1987</u>

Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM89.	126	Glossary – New Inclusion	<p><u>Transport Hierarchy</u> <u>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.</u></p> <p><u>Principles of the vehicle use pyramid:</u></p> <div data-bbox="1478 499 2050 978" data-label="Diagram"> </div>
MM90.	127	Glossary – New Inclusion	<p><u>Valued Landscape Assessments for the AONB Project Areas</u> <u>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.</u> <u>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.</u></p>
MM91.	128	Appendix 01 – Housing Trajectory	Housing trajectory to be replaced with new Housing Trajectory is set out at the end of this Modifications Schedule document (page 52)
MM92.	138	Appendix 03 – Schedule of superseded policies	Modifications to the Schedule of superseded policies is set out at the end of this Modifications Schedule document (page 55)
MM93.	161	Policy LS01 and all Policy LA### allocations	Deletion of Policy LS01, all Policy LA### allocations and all corresponding background text (relating to settlement hierarchy and/or locational context and infrastructure requirements for each settlement) in the 'Place section' of the JLP relating to site allocations.
MM94.	All	Footnotes	A schedule showing the insertions / deletions and renumbering of footnotes from the Submission JLP (Nov 2020) is set out at the end of this Modifications Schedule document (page 63)

MM91 – Housing Trajectory

Housing trajectory on pages 128 – 132 of the JLP will be replaced with the following:

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
<i>2018 – 2037 Shortfall (if any) to be addressed in Part 2 Plan.</i>	<i>1,191</i>	<i>0</i>	<i>1,191</i>

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

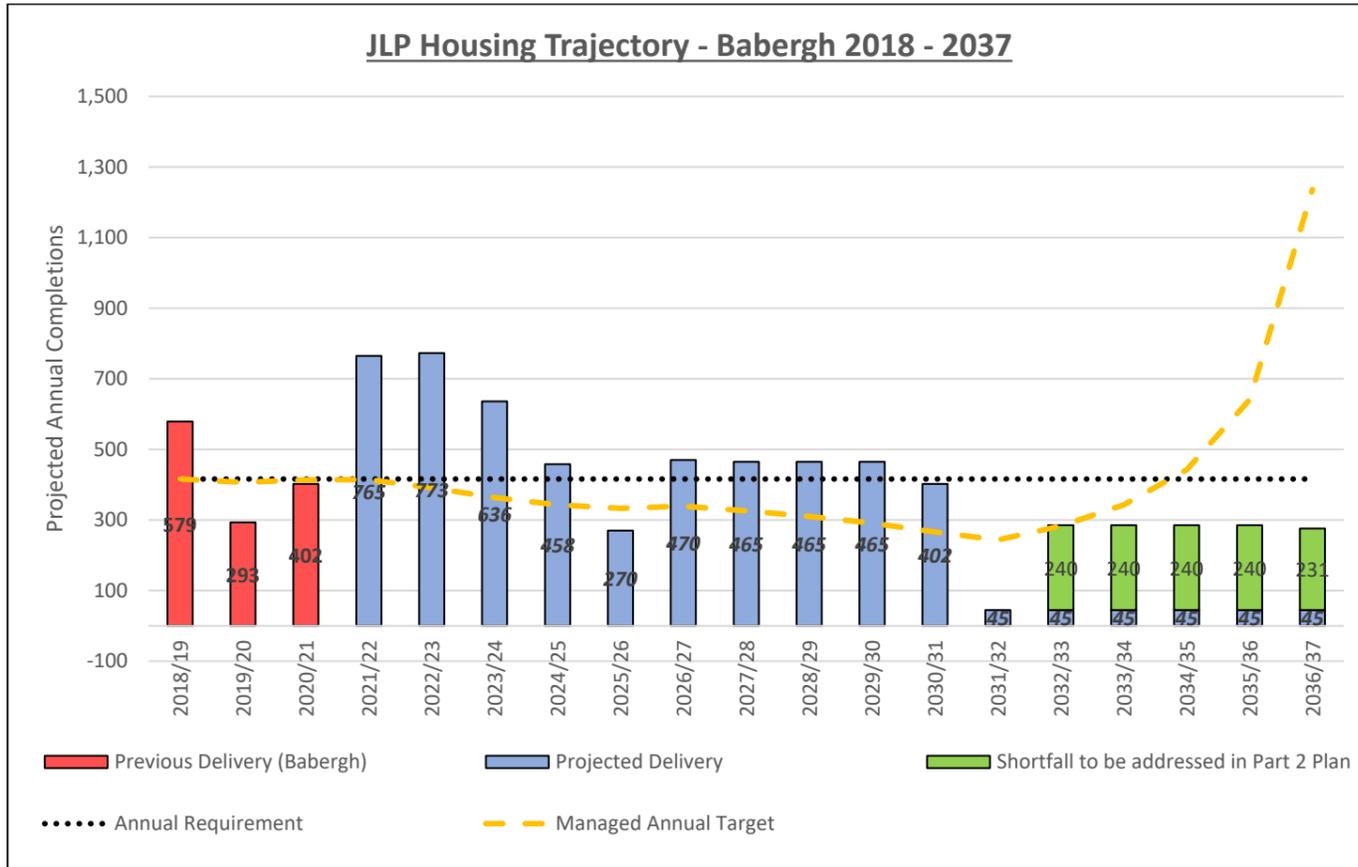
** Ref - 19/00567 (Sproughton) – 105 dwellings removed from projections due to application withdrawn

*** 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:

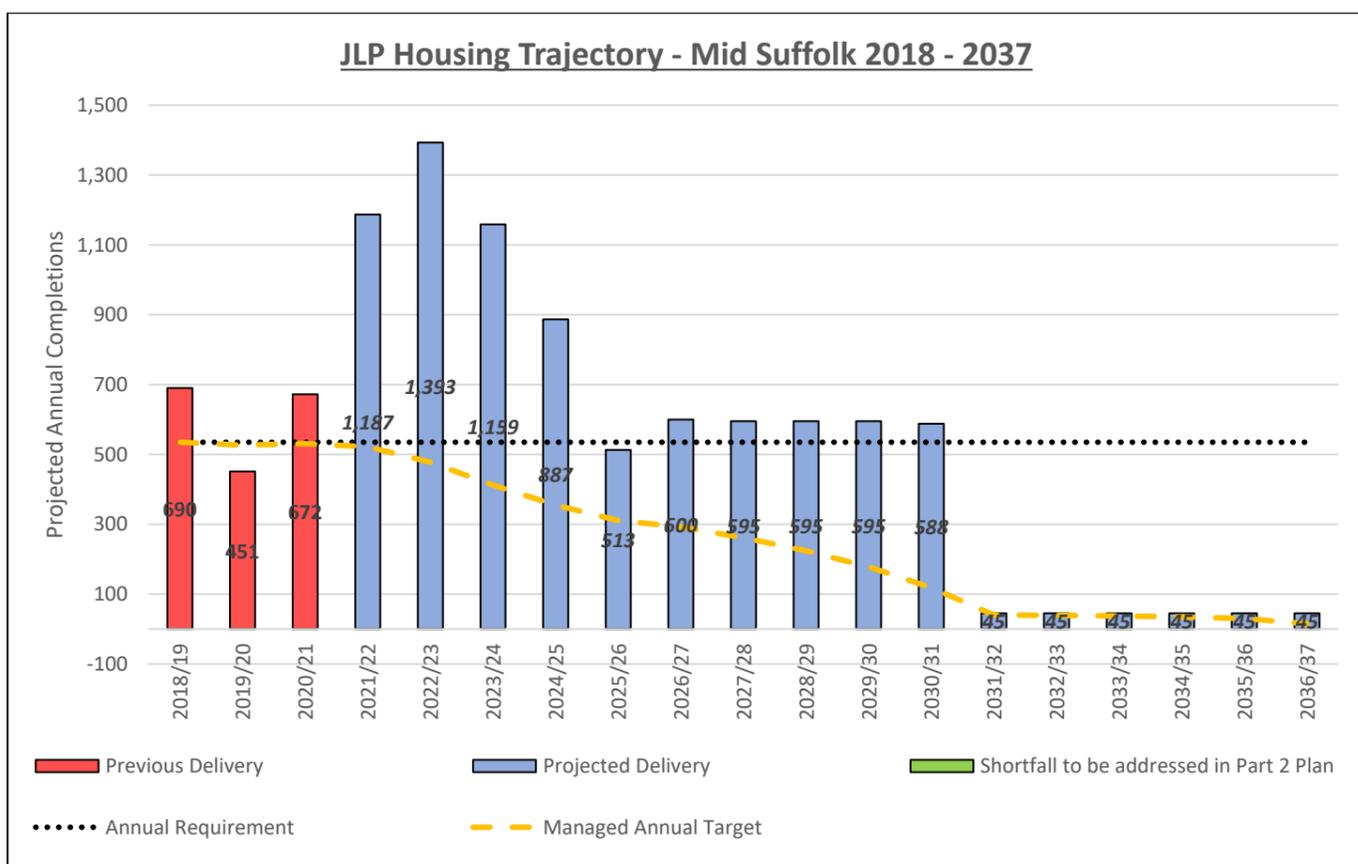
	2018 – 2020/21	2021 - 2025/26	2026 - 2036/37	Total dwellings (2018-2037)	Shortfall to be addressed in Part 2 Plan
Babergh	1,274	2,902	2,537	6,713	1,191



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	n/a



MM92 – Schedule of Superseded Policies



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>	Superseding policy: SP05
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
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 base date of the plan. No superseding policy.

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	HS25	Land at Crownfield Road, Glemsford	Development completed. No superseding policy.
Local Plan	HS28	Infilling	Superseding policy: SP03, LP01 NPPF para: 79
Local Plan	HS31	Public Open Space (Sites of 1.5 ha and above)	Superseding policy: LP31 NPPF para: 84, 93, 98 - 103, 123
Local Plan	HS32	Public Open Space (New dwellings and Amended HS16 Sites up to 1.5ha)	Superseding policy: LP31 NPPF para: 84, 93, 98 - 103, 123
Local Plan	HS33	Extensions to Existing Dwellings	Superseding policy: LP03
Local Plan	HS35	Residential Annexes	Superseding policy: LP02
Local Plan	HS39	Special Needs Housing	Superseding policy: LP06
Local Plan	HS40	Special Needs Housing: Conversions/Change of Use	Superseding policy: LP06
Local Plan	EM02	General Employment Areas - Existing and New Allocations	Superseding policy: SP05 NPPF para: 81, 83, 84
Local Plan	EM03	Land to south-east of Lady Lane Hadleigh	Superseding policy: SP05
Local Plan	EM04	Former 'British Sugar' Sproughton	Superseding policies: SP05
Local Plan	EM05	Wherstead Office Park, Wherstead	Superseding policy: SP05
Local Plan	EM06	Land at Brantham Industrial Area	Superseding policies: SP05 and Saved Policy CS10
Local Plan	EM07	Land at Bures Road, Great Cornard	Development completed. No superseding policy.
Local Plan	EM08	Warehousing & Distribution	Superseding policies: SP05, LP09 NPPF para: 83, 109
Local Plan	EM09	Leisure & Sport at Employment Areas	No superseding policy.
Local Plan	EM11	Notley Enterprise Park, Raydon/Great Wenham	Superseding policies: SP05, LP09
Local Plan	EM12	Bull Lane/Acton Place	Superseding policy: SP05
Local Plan	EM13	Pond Hall Industrial Estate, Hadleigh	Superseding policies: SP05, LP09
Local Plan	EM14	Tentree Road, Great Waldingfield	Superseding policies: SP05, LP09
Local Plan	EM15	Off Brook Street, (E W Downs) Glemsford	Development completed. No superseding policy.
Local Plan	EM16	London Road, Capel St Mary	Superseding policies: SP05, LP09
Local Plan	EM17	Sprites Lane, Ipswich Western Fringe	Development completed. No superseding policy.
Local Plan	EM18	Land on the east bank of the River Orwell	No superseding policy.
Local Plan	EM19	High Technology Employment Provision	No superseding policy.
Local Plan	EM20	Expansion/Extension of Existing Employment Uses	Superseding policy: SP05 NPPF para: 81, 84, 85
Local Plan	EM21	Redundant Airfields	No superseding policy
Local Plan	EM23	Workshop Scale Employment Sites	Superseding policy: LP09 NPPF para: 81, 84
Local Plan	EM24	Retention of Existing Employment Sites	Superseding policies: SP05, LP09 NPPF para: 81, 84
Local Plan	SP03	Retail Development Outside Town Centres	Superseding policy: LP14 NPPF para: 86, 90
Local Plan	SP04	Shopping in Local Centres and Villages	Superseding policies: SP06, LP11, LP28 NPPF para: 86 – 91
Local Plan	SP05	Farm Shops	Superseding policies: SP06, LP11, LP28 NPPF para: 84 85
Local Plan	CR02	AONB Landscape	Superseding policy: LP18 NPPF para: 174 - 176
Local Plan	CR04	Special Landscape Areas	Superseding policy: LP17 NPPF para: 130, 174 - 176
Local Plan	CR07	Landscaping Schemes	Superseding policy: LP17 NPPF para: 130, 174 - 176
Local Plan	CR08	Hedgerows	Superseding policy: LP17 NPPF para: 170
Local Plan	CR09	Agricultural Reservoirs	No superseding policy
Local Plan	CR10	Change of use from Agricultural Land	Superseding policy: LP20, LP21
Local Plan	CR13	Removal of Agricultural Occupancy Restrictions	No superseding policy
Local Plan	CR18	Buildings in the Countryside - Non Residential	Superseding policy: LP22 NPPF para: 152
Local Plan	CR19	Buildings in the Countryside – Residential	Superseding policy: SP03, LP01, LP04 NPPF para: 80, 152
Local Plan	CR22	Proposed LNR Belstead	No superseding policy.
Local Plan	CR24	Village Schools	Superseding policy: LP31 NPPF para: 95, 123

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
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 - Sroughton</i>	No superseding 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.

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan 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	<i>SAAP - Presumption in Favour of Sustainable Development</i>	NPPF para: 7 – 14
SAAP	4.2	<i>SAAP - Providing a Landscape Setting for Stowmarket</i>	Superseding policy: LP17 NPPF para: 130, 174 - 176
SAAP	5.1	<i>SAAP - General Retail Policies For All of The SAAP</i>	Superseding policies: SP06, LP11, LP23, LP29 NPPF para: 130, 174 – 176
SAAP	5.2	<i>SAAP - Principal Shopping Area (Primary and Secondary Shopping Frontages)</i>	Superseding policy: SP06, LP11 NPPF para: 86 - 91
SAAP	5.3	<i>SAAP - Ipswich Street</i>	No superseding policy
SAAP	5.4	<i>SAAP - Complementary Uses</i>	Superseding policy: SP06, LP11 NPPF para: 86 - 91
SAAP	5.5	<i>SAAP - Retail in The Surrounding Villages and Local Shopping Centres</i>	Superseding policies: SP06, LP11, LP28 NPPF para: 86 - 93
SAAP	6.1	<i>SAAP - Housing and Waste Storage</i>	Superseding policy: LP24 NPPF para: 8, 126 - 136
SAAP	6.2	<i>SAAP - Land Adjoining Paupers Graves, Union Road, Stowmarket</i>	Superseding policy: LP28 NPPF para: 84, 93, 98 – 103, 123
SAAP	6.3	<i>SAAP - Land Adjoining Church Meadows, Stowmarket</i>	LNR - Superseding policy: LP16 and LP28, NPPF para: 84, 93, 98 – 103, 123 153, 174, 179 – 182
SAAP	6.4	<i>SAAP - Development in The Villages</i>	Superseding policy: SP03, LP01 NPPF para: 78 – 80
SAAP	6.6	<i>SAAP - Stowmarket North and North-West - Development around Chilton Leys Development Brief</i>	No superseding policy.
SAAP	6.7	<i>SAAP - Stowmarket North and North-West - Development around Chilton Leys Paupers Graves</i>	Superseding policy: LP28 NPPF para: 84, 93, 98 – 103, 123
SAAP	6.8	<i>SAAP - Stowmarket North and North-West - Development around Chilton Leys Link to the A14</i>	No superseding policy.
SAAP	6.10	<i>SAAP - Stowmarket North and North-West - Development around Chilton Leys SAAP Stowmarket High School/relocation of the Leisure Centre</i>	No superseding policy.
SAAP	7.1	<i>SAAP - Sustainable Employment Sites</i>	Superseding policies: SP05, LP09 NPPF para: 83, 109
SAAP	7.2	<i>SAAP - Employment on Mixed Use Sites</i>	No superseding policy
SAAP	7.3	<i>SAAP - Tourism</i>	Superseding policies: SP07, LP12 NPPF para: 83 84
SAAP	7.4	<i>SAAP - Museum of East Anglian Life (MEAL)</i>	Superseding policies: SP07, LP12 NPPF para: 84
SAAP	7.5	<i>SAAP - Established Employers and Industrial</i>	Superseding policies: SP05, LP10 NPPF para: 83
SAAP	7.6	<i>SAAP - Narrow Mixed Use Corridor</i>	Superseding policies: SP05, LP09, LP10 NPPF para: 83, 109
SAAP	7.7	<i>SAAP - Local Plan Employment Allocations</i>	Superseding policies: LP09, LP10 NPPF para: 83, 109
SAAP	7.8	<i>SAAP - Cedars Park Employment Site</i>	Superseding policies: LP09, LP10 NPPF para: 83, 109
SAAP	7.9	<i>SAAP - Stowmarket Business and Enterprise Park Allocation</i>	Superseding Policy: SP05 NPPF para: 109
SAAP	7.10	<i>SAAP - Development Briefs</i>	No superseding policy.
SAAP	8.1	<i>SAAP - Developer Contributions to a Sustainable Transport network</i>	Superseding policy: LP32 NPPF para: 55 – 58
SAAP	8.2	<i>SAAP - A14 Trunk Road</i>	No superseding policy
SAAP	9.1	<i>SAAP - Biodiversity Measures</i>	Superseding policy: LP16, NPPF para: 153, 174, 179 - 182
SAAP	9.2	<i>SAAP - River Valleys</i>	Superseding policies: LP16, LP17, LP18 NPPF para: 130, 153, 174, 176, 179 - 182
SAAP	9.3	<i>SAAP - River Rattlesden</i>	Superseding policies: LP16, LP17 NPPF para: 130, 153, 174, 176, 179 - 182
SAAP	9.4	<i>SAAP - River Gipping</i>	Superseding policies: LP16, LP17 NPPF para: 130, 153, 174, 176, 179 - 182
SAAP	9.5	<i>SAAP - Historic Environment</i>	Superseding policies: LP19 NPPF para: 80, 189 - 208, 211

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
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
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
Local Plan	HB8	Safeguarding the character of conservation areas	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB9	Controlling the demolition in conservation areas	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB10	Advertisements in conservation areas	Superseding policy: LP19 NPPF para: 80, 136, 189 - 208
Local Plan	HB13	Protecting ancient monuments	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB14	Ensuring archaeological remains are not destroyed	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	H2	Housing development in towns	Superseding policy: SP03, LP01 NPPF para: 11, 65, 105, 125
Local Plan	H3	Housing development in villages	Superseding policies: SP03, LP01 NPPF para: 11, 65, 79, 105, 125

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	H4	Provision for affordable housing in larger schemes	Superseding policies: SP02 NPPF para: 62 - 65, 72, 78
Local Plan	H5	Affordable housing in countryside	Superseding policies: SP02, LP07 NPPF para: 62 - 65, 72, 78
Local Plan	H7	Restricting housing development unrelated to needs of countryside	Superseding policy: SP03, LP01 NPPF para: 79, 80
Local Plan	H8	Replacement dwellings in the countryside	Superseding policy: LP04
Local Plan	H9	Conversion of rural buildings to dwellings	Superseding policy: LP03 NPPF para: 80
Local Plan	H10	Dwellings for key agricultural workers	Superseding policy: LP05 NPPF para: 80
Local Plan	H11	Residential caravans and other mobile homes	Superseding policy: SP03, LP01 NPPF para: 62
Local Plan	H13	Design and layout of housing development	Superseding policy: LP24 NPPF para: 97, 104, 112, 126 – 136
Local Plan	H14	A range of house types to meet different accommodation needs	Superseding policies: SP01, LP06 NPPF para: 92, 133
Local Plan	H15	Development to reflect local characteristics	Superseding policies: LP24 NPPF para: 104, 112, 126 – 136
Local Plan	H16	Protecting existing residential amenity	Superseding policy: LP15, LP24 NPPF para: 119, 174
Local Plan	H17	Keeping residential development away from pollution	Superseding policy: LP15, LP24 NPPF para: 174, 185, 188
Local Plan	H18	Extensions to existing dwellings	Superseding policy: LP03
Local Plan	H19	Accommodation for special family needs	Superseding policy: LP02, LP06
Local Plan	Prop.5	Housing development at: Lime House Quarry Site, Church Lane, Claydon and Reeds Way, Stowupland	Developments completed
Local Plan	CL2	Development within special landscape areas	Superseding policy: LP17 NPPF para: 130, 174 - 176
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
Local Plan	E5	Change of Use within existing industrial/commercial areas	Superseding policies: SP05, LP09 NPPF para: 81, 83
Local Plan	E6	Retention of use within existing industrial/commercial areas	Superseding policies: SP05, LP09, LP10 NPPF para: 81, 83
Local Plan	E7	Non-conforming industrial uses	Superseding policy: LP09 NPPF para: 81

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

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
			NPPF para: 84
Local Plan	RT12	Footpaths and bridleways	Superseding policy: LP21, LP30 NPPF para: 98, 102, 103
Local Plan	RT13	Water-based recreation	Superseding policy: LP12 NPPF para: 84
Local Plan	RT14	Art in public places	No superseding policy
Local Plan	RT15	Safeguarding arts and entertainments venues	Superseding policies: LP28 NPPF para: 83, 92
Local Plan	RT16	Tourism facilities and visitor attractions	Superseding policy: SP07, LP12 NPPF para: 84
Local Plan	RT17	Serviced tourist accommodation	Superseding policy: LP13 NPPF para: 84
Local Plan	RT18	Touring caravan and camping sites	Superseding policy: LP13 NPPF para: 84
Local Plan	RT19	Static caravans and holiday chalets	Superseding policy: LP13 NPPF para: 84
Local Plan	Prop. 16	Town centre park and arboretum at Milton Road, Stowmarket	No superseding policy
Local Plan	Prop.17	Informal amenity area and riverside footpath at Takers Lane, Stowmarket	No superseding policy
Local Plan	Prop.19	Pay and play golf course at Creeting Hill, adjacent to Beacon Hill	No superseding policy
Local Plan	Prop.20	Visitor centre at Needham lake, Needham Market	Planning permission granted, no superseding policy
Local Plan	Prop.21	Water sports and recreational activities at Bramford Lake	Development completed
Local Plan	Prop.22	Water sports and recreational activities at Weybread Lake	Development completed
Local Plan	Prop.23	Extension to the Museum of East Anglian Life, Stowmarket	Development completed
Local Plan	Prop.24	Heritage centre adjacent to the Castle Mound, Eye	No superseding policy
Local Plan	SC2	Septic tanks	No superseding policy
Local Plan	SC3	Small sewage treatment plants	No superseding policy
Local Plan	SC4	Protection of groundwater supplies	Superseding policy: LP15 NPPF para: 183 - 184
Local Plan	SC6	Recycling centres	No superseding policy
Local Plan	SC7	Siting of telecommunications equipment	No superseding policy
Local Plan	SC8	Siting of new school buildings	Superseding policy: LP31 NPPF para: 95
Local Plan	SC9	Conversion of premises to residential homes	Superseding policy: LP06 NPPF para: 80
Local Plan	SC10	Siting of local community health services	Superseding policy: LP31
Local Plan	SC11	Accommodation for voluntary organizations	No superseding policy
Local Plan	Prop.25	Sites for new primary schools	No superseding policy
Local Plan	SDA1	Programmed B1115 Relief Road	Development completed
Local Plan	SDA2	Additional sources of funding for B1115 Relief Road	Development completed
Local Plan	SDA3	Comprehensive development within the SDA	Development completed
Local Plan	SDA4	Sustainable development	Development completed
Local Plan	SDA5	Affordable housing within the SDA	Development completed
Local Plan	SDA6	Employment Land	Development completed
Local Plan	SDA7	Local Shopping facilities	Development completed
Local Plan	SDA8	Principle issues to be included in SDA obligations	Development completed
Local Plan	Prop.26	1,000 Houses in the SDA	Development completed
Local Plan	Prop.27	Land at Stowmarket is allocated as a strategic development area	Development completed

MM94 – Footnote Amendments

Reg 19 JLP Fnote #	New Mods JLP Fnote #	Mods JLP Paragraph Number	Footnote Text	Notes
1			https://www.babergh.gov.uk/planning/neighbourhood-planning/	Deleted
2			https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/	Deleted
3	<u>1</u>	Key Social Issues iii	ONS 2016-based population projections	
4	<u>2</u>	Key Social Issues iii	ONS 2016-based population projections	
5	<u>3</u>	Key Social Issues iv	ONS Affordability Ratio - March 2020	
6	<u>4</u>	Key Economic Issues ii	Historic England May 2016, Heritage Counts, April 2014.	
7	<u>5</u>	4.02	http://www.legislation.gov.uk/uksi/2012/767/regulation/34/made	
8	<u>6</u>	5.02	Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004 cited in the National Planning Policy Framework (NPPF) (February 2019), paragraph 17, p. 8	Amended
9	<u>7</u>	5.02 d)	NPPF (February 2019), paragraph 20, p. 9	Amended
10	<u>8</u>	6.02	https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments	
	<u>9</u>	7.02	https://www.gov.uk/guidance/first-homes	New
	<u>10</u>	7.05	<u>The Local Housing Need is derived from the SHMA.</u>	New
	<u>11</u>	7.06	<u>The Local Housing Need is derived from the SHMA.</u>	New
11			Data based on 2014-based LHN (Local Housing Need) (SHMA January 2019)	Deleted
12			Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.	Deleted
13			The SHMA (January 2019) identified people currently occupying private rented sector who may be potential purchasers (known as potential demand) of starter homes/discount market, but is currently not a requirement. More information from the government is due on this	Deleted
14			Data based on 2014-based LHN (Local Housing Need) (SHMA January 2019)	Deleted
15			Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.	Deleted
16			The SHMA (January 2019) identified people currently occupying private rented sector who may be potential purchasers (known as potential demand) of starter homes/discount market, but is currently not a requirement. More information from the government is due on this.	Deleted
17	<u>12</u>	7.07	Homes England & Communities Agency – Development Appraisal Tool: https://www.gov.uk/government/publications/development-appraisal-tool / Homes England or any successor appraisal model.	Amended
	<u>13</u>	7.11	<u>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.</u>	New
18			In accordance with relevant evidence base, such as SHMA, Housing Survey and any Housing Supplementary Planning Document/Guidance, which would set out dwelling mix, size, tenure and type.	Deleted
19			https://www.babergh.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/	Deleted
20	<u>14</u>	SP06 1)	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, 2019].	Amended
21	<u>15</u>	SP08 1)	Detailed information on strategic infrastructure projects are set out in the most recently published Babergh and Mid Suffolk Infrastructure Delivery Plan.	Amended
	<u>16</u>	12.14	<u>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).</u>	New
	<u>17</u>	12.14	<u>Natural England SANGS guidance (Aug 2021).</u>	New
	<u>18</u>	LP01 1)	<u>Infill - The filling of a small undeveloped plot in an otherwise built-up highway frontage.</u>	New
	<u>19</u>	13.15	<u>Census 2011 data cited in the Strategic Housing Market Assessment Part 2 Section 6 (Sep 2017)</u>	New
22			A dwelling cluster is defined as a nucleus of at least 10 dwellings adjacent to or fronting an existing adopted highway with no settlement boundary. For the avoidance of doubt and in the interest of good planning small clusters are referred to as hamlets	Deleted
23			–Such as immediate family/personal consent that may be in place.	Deleted

Reg 19 JLP Fnote #	New Mods JLP Fnote #	Mods JLP Paragraph Number	Footnote Text	Notes
24			Material consideration examples (but not limited to), impact on residential amenity, light, noise, odour, smoke, dust, privacy, visual impacts, overbearing, overshadowing, scale, form, mass, design, material and any other pollutants.	Deleted
25			Strategic Housing Market Assessment, Section 6 (May 2017)	Deleted
26			Part M4(2) and Part M4(3) are references to the relevant Building Regulations Approved Documents.	Deleted
27	<u>20</u>	13.16	Strategic Housing Market Assessment, Appendix 6 (January 2019 <u>September 2017</u>)	
28	<u>21</u>	13.17	Strategic Housing Market Assessment, Appendix 6 (January 2019 <u>September 2017</u>)	
29			Technical housing standards – national described space standard (March 2015)	Deleted
30			Sites and proposals such as brownfield, rural exception site as an example. But, 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	Deleted
31	<u>22</u>	13.21	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.	
32			The Housing supplementary planning document will detail what would be expected for types of schemes that could not be secured in perpetuity. For example, but not limited to Right to Buy legislation, shared ownership dwellings, shared equity, discount market sales (linked to clawback in some cases).	Deleted
33	<u>23</u>	LP10 2a)	Community uses - includes facilities, services and infrastructure that can be easily accessible and used by the community	
	<u>24</u>	LP11 1)	<u>Town Centre Boundaries are contiguous with the primary shopping areas.</u>	New
34	<u>25</u>	LP15 4b)	Refer to The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (or relevant updates)	Amended
35	<u>26</u>	LP16 3)	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)	
36	<u>27</u>	15.21	Landscape Character Types as defined in The National Character Area's and The Landscape Character Assessments.	
37			Landscape Character Types as defined in The National Character Area's and The Landscape Character Assessments.	
38			Management Plan includes but not exclusively; Dedham Vale AONB and Stour Valley Project Management Plan and Suffolk Coast & Heaths AONB	Deleted
	<u>28</u>	LP18 1)	<u>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”.</u>	New
	<u>29</u>	LP18 2)	<u>Setting is considered to impact on the purposes for which the area has been designated or defined in the opinion of LPA.</u>	New
39	<u>30</u>	15.34	https://historicengland.org.uk/advice/planning/consents/smc/	
40			Including Scheduled Monuments	Deleted
41	<u>31</u>	LP19 4)	Planning Listed Building and Conservation Area Act 1990, Sections 16, 66 and 72.	
	<u>32</u>	LP23 2f)	<u>The Sustainability Design and Construction Statement should investigate the technical feasibility and financial viability of the on-site renewable and other low carbon energy generation options available and the CO₂ savings achieved with each to allow the greatest CO₂ reduction is selected</u>	New
42	<u>33</u>	LP23 3)	Major Development – as defined in NPPF 2019 <u>2021</u>	Amended
43	<u>34</u>	LP24 1d)	Applicable for residential development as set out in the Government's Technical Housing Standards – Nationally Described Space Standards (as amended).	
44	<u>35</u>	LP24 2k)	https://www.rtpi.org.uk/media/2213533/dementia_and_town_planning_final_compressed.pdf https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/	Amended
	<u>36</u>	LP25 1c)	<u>Generation infrastructure includes over-head cables, cable runs, invertors, control buildings, security fencing and highway access points.</u>	New
45	<u>37</u>	LP25 3)	Nature conservation sites include SSSI, SAC, SPA, NNR, Ramsar Sites, and Local Nature Reserves	Amended
46			Including those identified in ‘made’ Neighbourhood Plans	Deleted
47			Such as Suffolk Travel Plan Guidance and any National Government Transport Guidance	
	<u>38</u>	LP28 2a)	<u>For open space provision see the Open Space Assessment (as amended).</u>	New
	<u>39</u>	LP28 3c)	<u>For open space provision see the Open Space Assessment (as amended).</u>	New
48	<u>40</u>	LP29 3)	Currently the Suffolk Guidance for Parking (updated May 2019)	
	<u>41</u>	LP29 5a)	<u>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.</u>	New
	<u>42</u>	LP29 5b)	https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/	New
49	<u>43</u>	LP30 1)	<u>Necessary</u> infrastructure includes all <u>critical and/or essential</u> infrastructure as identified in the Infrastructure Delivery Plan	Amended