

**Babergh & Mid Suffolk District
Councils**

**Fressingfield
Neighbourhood Plan 2024-
2044
SEA Screening Opinion**

Final report
Prepared by LUC
April 2026

Babergh & Mid Suffolk District Councils

**Fressingfield Neighbourhood Plan 2024-2044
SEA Screening Opinion**

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Chapter 1

Introduction

1.1 Fressingfield Parish Council is the process of preparing an updated Neighbourhood Plan, to replace the existing Neighbourhood Plan which was adopted ('made') in March 2020. Fressingfield is a village located in the north of Suffolk, within Mid Suffolk District. The B1116 runs through the Parish from north to south leading into Weybread and Harleston to the north, and south towards Framlingham. LUC has been appointed by Babergh and Mid Suffolk District Councils to consider whether there is a need for Strategic Environmental Assessment (SEA) to be undertaken for the modified Neighbourhood Plan.

1.2 SEA may be required for a Neighbourhood Plan if it is likely to have significant environmental effects. Sustainability Appraisal (SA) is similar to SEA but includes assessment of the likely significant effects of a plan or programme on economic and social factors, as well as environmental factors. Planning Practice Guidance¹ (PPG) clarifies that there is no legal requirement for a neighbourhood plan to be subject to SA, but that SA can be used to demonstrate how the plan will contribute to sustainable development.

1.3 Babergh and Mid Suffolk District Councils have commissioned LUC to carry out SEA Screening of the Pre-Submission Draft version of the modified Fressingfield Neighbourhood Plan (January 2026) (hereafter referred to as the Neighbourhood Plan) in order to determine whether an assessment is required under European Directive 2001/42/EC (the SEA Directive), transposed into UK law through the SEA Regulations².

1.4 In October 2023 the Levelling up and Regeneration Act received royal assent, setting out detailed reforms to the planning system. Amongst other things, the Act allows for the replacement of the current SEA regime with a new requirement for an Environmental Outcomes Report. The specific requirements will be set out in forthcoming regulations, along with information about transition arrangements; however at present the requirement for SEA remains as set out in existing legislation.

¹ <https://www.gov.uk/government/collections/planning-practice-guidance>

² The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit)

Regulations 2018 (SI 2018/1232). It should be noted that the purpose of the amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the European Union. No substantive changes are made to the way the SEA regime operates.

Chapter 2

SEA Screening

Scope of the Fressingfield Neighbourhood Plan

2.1 Fressingfield Parish Council has prepared a Pre-Submission Draft version of the Neighbourhood Plan for consultation.

2.2 The Neighbourhood Plan covers the entire Parish of Fressingfield, which was designated as a Neighbourhood Plan Area by Mid Suffolk District Council in February 2018. The Regulation 14 Pre-Submission Draft Neighbourhood Plan (January 2026) includes a vision for the long-term future of Fressingfield along with 13 objectives, through which the vision will be achieved:

- 1.** To provide for housing sites that are small-scale and in keeping with the character of the Parish and which follow the guidance in the Design Code.
- 2.** To provide for a housing mix that meets the needs of the whole community.
- 3.** To ensure that sufficient infrastructure to support new development is implemented.
- 4.** To prevent increased localised flooding and reduce existing incidences of flooding and pollution.
- 5.** To maintain and increase the range, capacity and number of community services and facilities.
- 6.** To act as a hub for services and facilities that meet the needs of the Parish and beyond.
- 7.** To protect Fressingfield's landscape setting, important trees and hedgerows within the village and enhance the village gateways.
- 8.** To protect and enhance the important biodiversity and historic assets of Fressingfield.
- 9.** To define Fressingfield's local building styles and improve the overall quality of design by adhering to local design codes.
- 10.** To encourage the incorporation of renewable energy and low carbon technology into new developments, and to reduce embodied carbon.
- 11.** To enable existing businesses to expand and to encourage new business into the Parish.

12. To encourage redevelopment/re-use of existing underused sites.
13. To improve pedestrian and highway safety and take opportunities to introduce traffic calming measures to reduce traffic speeds.

2.3 The Neighbourhood Plan then sets out 16 policies (FRES 1-16) to realise and deliver the vision for Fressingfield, alongside a number of Community Action Projects, some of which have been incorporated into the Village Improvement Plan (VIP). These projects are matters which address local concerns but they do not form part of the Statutory Neighbourhood Plan and are therefore not included in this SEA Screening.

2.4 The Neighbourhood Plan allocates two sites for new housing:

- FRES1a: Land at Stradbroke Road - 0.9 hectares for approximately 10-15 dwellings.
- FRES1b: Land south of Laxfield Road - 0.7 hectares for approximately 10-15 dwellings.

2.5 Policy FRES1: Housing provision stipulates that new housing development in Fressingfield during the Plan period will be located within the adopted settlement boundary or on the two sites specifically allocated for development in the Neighbourhood Plan. Development within the settlement boundary will primarily comprise sensitively designed small windfall sites and infill plots that enhance the form, character, and setting of their immediate surroundings, taking account of the guidance in the Design Guidance and Codes 2025. Housing proposals outside the settlement boundary will only be permitted where they are in accordance with criteria set out in the National Planning Policy Framework (NPPF) 2024 (paragraph 84) or constitute an exception site for affordable housing to meet identified local needs.

2.6 Policy FRES2: Housing size, type and tenure states that proposals for new dwellings should support a mixed and inclusive community. Proposals should focus on 2- and 3-bedroom dwellings and housing that is adaptable and accessible to meet the needs of an ageing population looking to downsize.

2.7 Other policies in the Neighbourhood Plan address a range of topics including infrastructure, community facilities, design and flooding.

Baseline Information

2.8 This section summarises baseline information for the Parish of Fressingfield, drawing from the information set out in the January 2026 Pre-Submission Draft Modified Neighbourhood Plan.

Context

2.9 Fressingfield is a small village located within the District of Mid Suffolk, within four miles of the border with South Norfolk. The B1116 is a Roman road that runs through the Parish leading into Weybread and Harleston to the north, and south towards Framlingham.

2.10 The closest largest settlements to Fressingfield are Harleston, which is approximately 4.7 miles from the Parish, and Stradbroke, which is approximately 3.7 miles away.

Biodiversity, Flora and Fauna

2.11 There are no internationally designated sites within the Parish. Chippenhall Green Site of Special Scientific Interest (SSSI) lies within the south eastern section of the Parish, outside of the main built-up area. The SSSI covers 16.2ha and is designated largely for its flora, specifically the presence of Green Winged Orchids. The site is defined as in 'unfavourable – recovering' condition by Natural England³. Fressingfield Parish is also covered by SSSI Risk Impact Zones, which identify areas where development could potentially affect the ecological integrity of nearby designated sites.

2.12 Additionally, there are four Country Wildlife Sites (CWS) in the Parish. These are:

- Dale Pugh CWS: a habitat mosaic.
- Bush Wood Ancient Woodland CWS: an area of Ancient and Semi-Natural Woodland.
- Roadside Nature Reserves 115 and 42: both designated as CWSs and Roadside Nature Reserves for the presence of sulphur clover.

2.13 Woodland cover in the Eastern Claylands, which includes Fressingfield, is approximately 7%, compared to the UK average of 13%. Around one third of this woodland comprises ash trees, which are under threat from disease and may be lost within the next ten years. The Adopted Neighbourhood Plan noted that 5ha of mixed woodland has been planted to the north east of the village to help create a wildlife corridor along Cratfield Lane, enhancing connectivity for flora and fauna on both sides of the road. There are also a number of wildlife corridors throughout the Parish.

2.14 There are a range of Priority Habitats within the Parish, much of which comprises deciduous woodland and lowland meadow, along with small areas of coastal and floodplain grazing marsh and traditional orchard. There are also areas of purple moor grass and rush pastures located to the southeast of the Parish.

2.15 Additionally, there are protected species and other wildlife including Barn, Tawny and Little Owls, Great Crested Newts, Slow Worms and other amphibians and reptiles found

³ [Natural England \(2026\) Chippenhall Green SSSI](#)

in pockets around the Parish and within the village. There are potential plans to produce a Biodiversity Action Plan (BAP) for the Parish.

Population

2.16 At the time of the 2021 census, the population of Fressingfield was 1,088, comprising 487 households. The 16-64 age bracket accounted for 52.9% of the total population. Fressingfield has seen a 25% increase in residents aged 65 and older between 2011 and 2021, which reflects trends found in many villages and Mid Suffolk District as a whole, with an increasing proportion of elderly residents. It also shows a smaller proportion of children living in the village.

2.17 The majority of residents own their own home, comprising 73% of households. Between 2011 and 2021, the proportion of households in social rented accommodation increased from 13.5% to 15.3%, while those in private rented accommodation decreased from 13.8% to 12.3%.

2.18 Household composition data for Fressingfield from the 2011 and 2021 Censuses indicates an increase in one person households and a decrease in one family households between the 2011 and 2021 Census. However, Fressingfield Parish still has a higher percentage of one family households compared to Mid Suffolk District and Suffolk as a whole.

Human Health

2.19 In terms of the health of Fressingfield residents, according to the 2021 Census, 45.5% of people classified themselves as in 'very good health', 35.4% as 'good', and 13.5% as 'fair', while 3.5% classified themselves as in 'bad' health and 1.9% as 'very bad.'

2.20 Fressingfield has an ageing population which is likely to lead to more cases of residents suffering from age-related conditions such as dementia.

Soil

2.21 The Parish lies within the South Norfolk and High Suffolk Claylands National Character Area (NCA 83). The landscape surrounding Fressingfield is designated by the Suffolk Landscape Character Assessment as 'Rolling Valley Claylands', which is defined as gently sloping valleys on medium clay soils. These soils are high in nutrients and fertile, but also heavy, prone to waterlogging, and with impeded drainage. The Parish's land is primarily classified as Grade 3 – good to moderate – agricultural land. It is not known whether the Grade 3 land is the high-quality Grade 3a or lower quality Grade 3b.

Water

2.22 The majority of Fressingfield lies within Flood Zone 1, outside of the highest areas of risk from flooding. Therefore,

the risk of surface water flooding from river water for most of the Parish is low. However, there are some properties to the northeast of the built-up area of the village, including those on Harleston Road, Low Road, Cratfield Road and Laxfield Road which are located in Flood Zone 3 and lie within the floodplain. These areas are associated with The Beck, a tributary of the River Waveney, which flows through the village and has been known to overflow during heavy rainstorms. In addition, there are three areas within the Parish identified as being at risk of localised flooding:

- Harleston Hill/Low Road/Cratfield Road;
- The junction of School Road and Stradbroke Road, and
- An area out of the main built-up area of the village along Laxfield Road adjacent to Meadow Farm and Pear Tree Cottage.

Air Quality and Climatic Factors

2.23 There are no Air Quality Management Areas (AQMAs) that have been declared within Fressingfield, the closest being in the nearby town of Ipswich.

2.24 Climate data is not available at Parish level, but within Mid Suffolk District as a whole, reductions in greenhouse gas emissions of 44% were achieved between 2005 and 2023. This reduction was mostly due to progress in reducing emissions from domestic sources, closely followed by industrial and commercial sectors, with minimal progress on transport emissions. Transport makes the largest contribution to carbon emissions in Mid Suffolk District.

Material Assets

2.25 Fressingfield benefits from a number of services and facilities, which are largely focused within the central built-up areas of the village. These include a children's nursery, GP surgery, sports and social club providing a bowls club, tennis club and playground, three places of worship including Fressingfield Baptist Chapel, two pubs/restaurants, and the Chapel Art Centre.

2.26 The Parish contains a network of Public Rights of Way which run throughout the village, connecting to the neighbouring parishes of Stradbroke, Laxfield, Metfield, and Weybread. The footpath network provides access to the countryside, with opportunities for extensive views across the landscape and into the village.

2.27 There is no longer a bus route that services the Parish.

2.28 The Neighbourhood Plan has identified nine Local Green Spaces through Policy FRES10: Local Green Spaces:

1. Graveyard and land to rear of Methodist Church, New Street
2. Land surrounding Fox and Goose (2 parcels)

- i. Sancroft Field and Paddock
 - ii. Pond
3. Churchyard of St Peter and St Paul
 4. Land south of Victoria Terrace – community gardens
 5. Sports and Social Club playing fields, bowling green and play area
 6. Pilgrims Green, Laxfield Road
 7. Land at Church Farm Green
 8. Graveyard at Baptist Chapel, Low Road
 9. School Playing Field

Cultural Heritage

2.29 Fressingfield has a varied cultural heritage, with archaeological evidence spanning several periods including Neolithic flint tools, Bronze Age artefacts, and scattered Medieval pottery listed in Suffolk's County Sites and Monuments Record⁴.

2.30 However, Fressingfield village itself is a later development, listed in the Domesday survey of 1086 under Chippenhall which at that time had a church with 40 acres, half under the jurisdiction of St Edmund's, half under Robert Malet.

2.31 The historic core of Fressingfield developed around the church, with buildings linked to a medieval hall complex dating from the mid-14th century located nearby. Much of the village's later expansion dates from the 20th and 21st centuries, and there is evidence of this on the western approach into the village.

2.32 There are 58 listed buildings within the Parish, including two Grade I listed structures: the Church of St Peter and St Paul, and a former raised-aisle hall house dating from the 15th century, which now forms the stable block adjoining Church Farm. There is also a Conservation Area in the core of the village of Fressingfield, which was designated during the 1970s. None of these designated heritage assets are included on Historic England's "Heritage at Risk" Register.

2.33 The 2020 Neighbourhood Plan identified 12 Non-designated Heritage Assets and these are carried forward in the modified Neighbourhood Plan. These are detailed in Policy FRES11: Non-designated Heritage Assets:

1. Rosemary Villa (former Bunbury Arms)
2. Methodist Church, New Street
3. Swan Inn, Harleston Road

4. Building at right angles to Swan Inn
5. Fox and Goose stables
6. Sancroft Hall
7. Row of buildings east side of Church Street between The Pottery and Victoria Terrace
8. Pill Box, Low Road
9. Pill Box, Chippenhall Green
10. The Cottage, New Street
11. The Hand Pump in New Street
12. Angel Cottages, Church Street

Landscape

2.34 There are no designated landscapes within or near to the Parish, the nearest being Suffolk Coast and Heaths National Landscape which is around 16km to the east.

2.35 The Parish lies within the Rolling Valley Claylands landscape character area, as defined by the Suffolk Landscape Character Assessment. This landscape is found on the sides of the valleys that cut through the central clay plateau of Suffolk.

2.36 Whilst most slopes across the area are generally moderate there are some places, in particular the tributaries of the Waveney at Fressingfield and Mendham where the slopes are very steep and unexpected within the East Anglian landscape.

2.37 Four key views have been identified in the Neighbourhood Plan, through Policy FRES8: Protecting landscape character and enhancing village gateways. These are:

- Long view of the Church looking north from Stradbroke Road
- Views between the Church and Fox and Goose Public House
- Long views looking west from Laxfield Road
- View from the north looking south at Harleston Hill

SEA Screening

2.1 An assessment has been undertaken to determine whether the Pre-Submission Draft Modified Fressingfield Neighbourhood Plan (January 2026) requires SEA in accordance with the SEA Regulations.

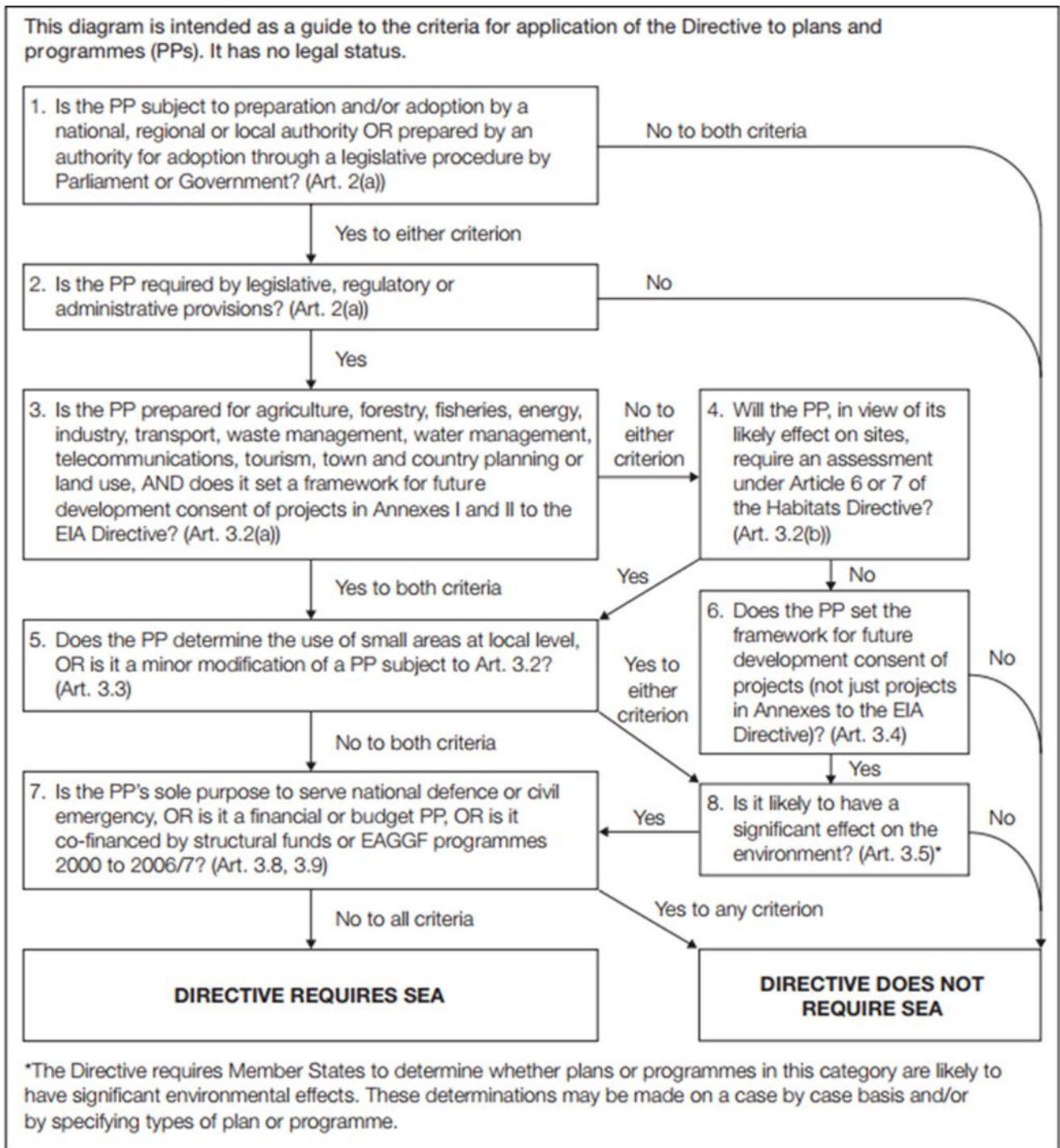
2.2 **Figure 2.1** overleaf presents the flow diagram entitled 'Application of the SEA Directive to plans and programmes'

⁴ [Mid Suffolk District Council \(2008\) Fressingfield Conservation Area Appraisal](#)

which is taken from the Practical Guide to the Strategic Environmental Assessment Directive⁵, published in September 2005. This is a useful guide when considering whether a plan should be subject to SEA (The Practical Guide

has been superseded by the Planning Practice Guidance; however it still provides a useful and relevant guide to the process to use in making SEA screening decisions).

Figure 2.1 Application of the SEA Directive to plans and programmes



⁵ Office of the Deputy Prime Minister (2005) A Practical Guide to the Strategic Environmental Assessment Directive

2.3 Table 2.1 below presents the assessment of whether the Fressingfield Neighbourhood Plan will require a full SEA. The questions in the first column are drawn from the diagram above which sets out how the SEA Directive should be applied.

Table 2.1 Application of SEA Directive to the Fressingfield Neighbourhood Plan

Stage	Yes/No	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Article 2(a))	Yes	The Neighbourhood Plan is being prepared under the Localism Act 2011 and will be adopted ('made') by the Local Authority (Mid Suffolk District Council) as part of the statutory development plan. Move to Q2.
2. Is the PP required by legislative, regulatory or administrative provisions? (Article 2(a))	No	The Neighbourhood Plan is being prepared under the Localism Act 2011 and in accordance with the Neighbourhood Planning (General) Regulations 2012. However, there is no requirement to produce a Neighbourhood Plan; it is an optional plan. Once made it will become part of the statutory development plan. Therefore, it should continue to be screened. Move to Q3.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2(a))	Yes & No	The Neighbourhood Plan is being prepared for town and country planning and land use. While it does allocate two sites for small-scale housing development, it does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive. Move to Q4.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Article 3.2 (b))	Yes	Habitats Regulations Assessment (HRA) screening of the Neighbourhood Plan has been undertaken separately on behalf of Mid Suffolk District Council and has concluded that likely significant effects from the Neighbourhood Plan on European sites cannot be ruled out and Appropriate Assessment is therefore required. Move to Q5.
5. Does the PP determine the use of small areas at a local level. OR is it a minor modification of a PP subject to Art. 3.2?	Yes	The Neighbourhood Plan allocates two sites for housing development. Move to Q8.
8. Is it likely to have a significant effect on the environment? (Article 3.5)	Yes	See Table 2.2. SEA IS REQUIRED.

2.4 Schedule 1 of the SEA Regulations sets out the criteria for determining the likely significance of effects. These are listed in **Table 2.2** below along with comments on the extent to which the Fressingfield Neighbourhood Plan meets these criteria.

Table 2.2 Likely Significant Effects of the Fressingfield Neighbourhood Plan

SEA Requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
<p>1. The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>Once made, the Neighbourhood Plan will become part of the statutory development plan and will guide the delivery of development in Fressingfield, including in terms of design. The Neighbourhood Plan allocates two sites for residential development. These are:</p> <ul style="list-style-type: none"> ■ FRES1a: Land at Stradbroke Road, 0.9 hectares for approximately 10-15 dwellings. ■ FRES1b: Land south of Laxfield Road, 0.7 hectares for approximately 10-15 dwellings. <p>The previously adopted Mid Suffolk Core Strategy (2008) identified Fressingfield as a 'Primary Village' under Policy CS1: Settlement Hierarchy. The Policy stipulates that the majority of new development will be directed to towns and key service centres, although some provision for meeting local housing needs, in particular affordable housing, will be accommodated for in primary and secondary villages. The Mid Suffolk Core Strategy Focused Review (2012) updated parts of the 2008 Core Strategy, including replacing Policy CS8 with Policy FC2: Provision and Distribution of Housing, which allocated provision for 300 homes to be delivered at Primary Villages over the plan period to 2031.</p> <p>The adopted Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023) does not set out a settlement hierarchy. Following the examination of the Joint Local Plan it was decided that an up-to-date settlement hierarchy would come forward in Part 2 of the Plan. However, in March 2025 a revised Local Development Scheme introduced the Councils' decision to not continue with a Babergh and Mid Suffolk Joint Local Plan Part 2 Development Plan Document, but to produce a full Babergh and Mid Suffolk Joint Local Plan Review. This is at an early stage in its development and is unlikely to be adopted for some time.</p>
<p>2. The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.</p>	<p>The Neighbourhood Plan has to be in general conformity with the local strategic framework (i.e. the adopted Babergh and Mid Suffolk Joint Local Plan Part 1 and saved policies from the previous local plans). The Neighbourhood Plan must also have regard to the National Planning Policy Framework. The Neighbourhood Plan does not have influence over other plans. Once made, the Neighbourhood Plan will form part of the statutory development plan for Fressingfield Parish and will be used in conjunction with the adopted Babergh and Mid Suffolk Joint Local Plan Part 1 and the emerging Babergh and Mid Suffolk Joint Local Plan Review (once adopted) to determine planning applications.</p>
<p>3. The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>One of the Basic Conditions which the Neighbourhood Plan must meet is to contribute to sustainable development.</p>

SEA Requirement	Comments
4. Environmental problems relevant to the plan or programme.	Baseline information relating to Fressingfield Parish was described earlier in this report. Key issues of relevance to the Neighbourhood Plan are the presence of land within flood zone 3, designated biodiversity assets including a Site of Scientific Interest and County Wildlife Sites, and designated heritage assets, including two Grade I listed buildings.
5. The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
6. The probability, duration, frequency and reversibility of the effects.	The Neighbourhood Plan allocates two sites for residential development. The Neighbourhood Plan covers the period up to 2044. The effects of the Neighbourhood Plan are expected to be direct, arising from the allocation of these sites, and would be long-term and permanent.
7. The cumulative nature of the effects.	<p>Cumulative effects could result from the Neighbourhood Plan in combination with development that takes place in the surrounding towns and villages. The Plan allocates two sites for residential development, which could contribute to these cumulative effects.</p> <p>The previously adopted Mid Suffolk Core Strategy (2008) identified Fressingfield as a 'Primary Village' in the settlement hierarchy, anticipating that it will accommodate some development to help meet the needs within them. The adopted Part 1 Babergh and Mid Suffolk Joint Local Plan does not identify a minimum housing requirement for Fressingfield.</p>
8. The transboundary nature of the effects.	The Neighbourhood Plan focuses on Fressingfield Parish only. Transboundary effects under the SEA Regulations refers to transboundary effects on other EU Member States; therefore they are not relevant to this Neighbourhood Plan.
9. The risks to human health or the environment (e.g. due to accidents).	There are no anticipated risks to human health or the environment from the Neighbourhood Plan.
10. The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The Neighbourhood Plan covers the entirety of Fressingfield Parish. The population of the Parish at the time of the 2021 Census was 1,088.
11. The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> ■ Special natural characteristics or cultural heritage; ■ Exceeded environmental quality standards or limit values; and ■ Intensive land-use. 	<p>Fressingfield is home to a number of Priority Habitats, including deciduous woodland and lowland meadow, along with small areas of coastal and floodplain grazing, traditional orchard, and purple moor grass and rush pastures. The Parish contains Grade 3 agricultural land. There are no internationally designated nature conservation sites within the Parish although there is one Site of Scientific Interest (SSSI), Chippenhall Green SSSI. There are also four Country Wildlife sites within the Parish, one of which is also an area of Ancient Woodland.</p> <p>Additionally, there are 58 listed buildings within the Parish and a Conservation Area covers the core of the Parish.</p>

SEA Requirement	Comments
12. The effects on areas or landscapes which have a recognised national, Community or international protection status.	There are no National Landscapes within or immediately surrounding Fressingfield Parish, the closest being Suffolk Coast and Heaths National Landscape which is around 16km to the east.

SEA Screening Conclusion

2.5 A screening assessment has been undertaken by applying the criteria from the SEA Directive and Schedule 1 of the SEA Regulations to determine whether or not the Fressingfield Neighbourhood Plan is likely to have significant environmental effects when assessed against the topics listed in the SEA Regulations.

2.6 The Neighbourhood Plan sets out a vision and detailed planning policies to shape development in the Parish up to 2044 and decision makers will need to consider the criteria of these policies when determining future applications in the village. In addition, the Neighbourhood Plan allocates two sites for housing development, meaning it directly influences land use.

2.7 Given the allocation of development sites and the potential for associated environmental effects, it is considered that a full SEA will be required to assess the likely significant effects of the Fressingfield Neighbourhood Plan. The separate Habitats Regulations Assessment screening has identified potential likely significant effects on European sites; therefore a full SEA is required.

Next Steps

2.8 This SEA screening opinion will be sent to the three statutory consultees (Natural England, Historic England and the Environment Agency) and will be reviewed as appropriate in light of any comments received.

LUC
April 2026