



# The Mendlesham Neighbourhood Development Plan (MNDP): Submission Version

## **Strategic Environmental Assessment (SEA): Scoping & Environmental Report – August 2020**







# Contents

<b>1.</b>	<b>Introduction</b>	<b>1</b>
1.1	Background	1
1.2	The Mendlesham Neighbourhood Development Plan (MNDP)	1
<b>2.</b>	<b>Strategic Environmental Assessment (SEA)</b>	<b>2</b>
2.1	The Requirement for SEA	2
2.2	The SEA Process	4
2.3	The Aim and Structure of this Report	5
<b>3.</b>	<b>Setting the Scope of the SEA: Context, Baseline and Objectives (Stage B)</b>	<b>6</b>
3.1	Introduction	6
3.2	Policies, Plans and Programmes (Stage B1)	6
3.3	Baseline Information (Stage B2)	6
3.4	Sustainability Issues and Problems and the formulation of SEA Objectives (Stage B3)	16
3.5	The Approach to Assessing the MNDP	25
3.6	The Assessment of the MNDP's Content	42
<b>4.</b>	<b>The Assessment of the Plan's Vision and Objectives</b>	<b>44</b>
4.1	Introduction	44
4.2	Vision & Objectives of the MNDP	45
4.3	Housing Policy	48
4.4	Business / The Rural Economy Policy	61
4.5	Design Policy	62
4.6	Visually Important Open Space and Views Policy	66
4.7	The Quantum of Growth Allocated in the MNDP	71
<b>5.</b>	<b>Assessment of Site Allocation Options</b>	<b>74</b>
5.1	Introduction	74
5.2	How have Site Options been identified?	74
5.3	Site Options identified within the MNDP area	74
5.4	The Assessment of Site Options	77
5.5	Alternative combinations of sites to meet housing need	83
5.6	The Reasons for Selecting and Rejecting Alternative Options	93
<b>6.</b>	<b>Cumulative &amp; Synergistic Impacts</b>	<b>97</b>
6.1	Introduction	97
6.2	The MNDP's Policy Content and Coverage of Themes	97



<b>7.</b>	<b>Conclusions and Recommendations</b>	<b>99</b>
7.1	Conclusions	99
<b>8.</b>	<b>Next Steps &amp; Monitoring</b>	<b>104</b>
8.1	Consultation	104
8.2	Monitoring	104
	<b>Appendix 1</b>	<b>105</b>
	<b>Appendix 2</b>	<b>106</b>
	The Detailed Assessment of Residential Site Options	106
	<b>Appendix 3</b>	<b>168</b>



## List of Tables

Table 1:	Key Sustainability Issues and Problems .....	16
Table 2:	The SEA Objectives .....	23
Table 3:	SEA Framework for Assessing the MNDP .....	25
Table 4:	SEA Framework for Assessing the MNDP's Site Options.....	32
Table 5:	Compatibility with and adherence to the SEA Objectives: Vision & Objectives .....	46
Table 6:	Impact on SEA Objectives: Policy MP1.....	49
Table 7:	Impact on SEA Objectives: Policy MP1(A).....	53
Table 8:	Impact on SEA Objectives: Policy MP2.....	59
Table 9:	Impact on SEA Objectives: Policy MP3.....	60
Table 10:	Impact on SEA Objectives: Policy MP4.....	62
Table 11:	Impact on SEA Objectives: Policy MP5.....	63
Table 12:	Impact on SEA Objectives: Policy MP6.....	64
Table 13:	Impact on SEA Objectives: Policy MP7.....	66
Table 14:	Impact on SEA Objectives: Policy MP8.....	67
Table 15:	Impact on SEA Objectives: Policy MP9.....	68
Table 16:	Impact on SEA Objectives: Policy MP10.....	69
Table 17:	Impact on SEA Objectives: Policy MP11 .....	70
Table 18:	Sites identified for assessment within this SEA.....	75
Table 19:	Comparative site assessment .....	77
Table 20:	Significant effects highlighted within the site assessments.....	79
Table 21:	Effects for comparison of the remaining sites .....	81
Table 22:	Key differences in effects between allocation MNDP2b and alternative MNDP3b .....	82
Table 23:	'Reasonable' alternative combinations of sites .....	85
Table 24:	Alternative site combination assessment .....	87
Table 25:	Reasons for the Selection / Rejection of Site Options.....	93
Table 26:	Cumulative & Synergistic Effects of the MNDP's Policies.....	97



## Glossary of Acronyms

AA	Appropriate Assessment
ALC	Agricultural Land Classification
AQMA	Air Quality Management Area
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
EA	Environment Agency
EC	European Commission
ECC	Essex County Council
EU	European Union
Ha	Hectare
HE	Historic England
HRA	Habitats Regulations Assessment
LB	Listed Building
LCA	Landscape Character Assessment
LPA	Local Planning Authority
MSA	Minerals Safeguarding Area
MSDC	Mid Suffolk District Council
NE	Natural England
NHS	National Health Service
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
PDL	Previously Developed Land
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCC	Suffolk County Council
SEA	Strategic Environmental Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SM	Scheduled Monument
SO	SEA Objective
SPA	Special Protection Area
SSSI	Site of Specific Scientific Interest
SuDS	Sustainable Drainage System
UK	United Kingdom



# 1. Introduction

## 1.1 Background

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The Mendlesham Neighbourhood Development Plan Group (MNDP Group) commissioned Place Services to undertake an independent Strategic Environmental Assessment (SEA) for the Mendlesham Neighbourhood Development Plan (MNDP).

## 1.2 The Mendlesham Neighbourhood Development Plan (MNDP)

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The main purpose of the MNDP is to set out and identify the best ways to direct local planning towards community needs, while protecting the natural environment and cultural assets and ensuring a more sustainable future for the community. The MNDP will set out planning policies for Mendlesham and within the confines of the MNDP boundary as defined within the MNDP and reiterated in Appendix 1 of this report.

Once formally made, a Neighbourhood Development Plan carries the same legal weight as Local Development Plans adopted up by the Local Planning Authority (LPA), in this case Mid Suffolk District Council (MSDC).

Once adopted by Mid Suffolk District Council, the MNDP will become a statutory document. It will be used alongside National Policy and Mid Suffolk's Local Plan to determine planning applications within the MNDP boundary. Once the MNDP is 'made' it will provide a framework to manage development in the area.

### 1.2.1 Adopted Mendlesham NDP (March, 2017)

At its Full Council meeting on 23<sup>rd</sup> March 2017, Mid Suffolk District Council resolved to 'make' (adopt) the Mendlesham NDP following a 94% vote in favour of doing so by local residents.

The Plan, which covers the period up to 2031, now forms part of the development plan framework for the District and is one of the main considerations in determining planning applications submitted in Mendlesham unless material considerations indicate otherwise.

### 1.2.2 Revised Mendlesham NDP

Following the successful adoption of the Mendlesham NDP the Parish Council and Neighbourhood Plan Group felt it necessary to carry out a review of their Plan to include the allocation of sites for future development. The process for doing this is set out in the relevant regulations but, essentially, it requires them to repeat the process, starting with Regulation 14 Pre-submission consultation. This SEA Environmental Report responds to the requirement for this reviewed and updated version of the MNDP to meet the 'basic conditions' test regarding European Directive 2001/42/EC.



## 2. Strategic Environmental Assessment (SEA)

### 2.1 The Requirement for SEA

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The requirement for Strategic Environmental Assessment (SEA) emanates from the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (the ‘SEA Directive’) which came into force in 2001. It seeks to increase the level of protection for the environment; integrate environmental considerations into the preparation and adoption of plans and programmes; and promote sustainable development.

The Directive was transposed into English legislation in 2004 by the Environmental Assessment of Plans and Programmes Regulations (the ‘SEA Regulation’) which requires a SEA to be carried out for plans or programmes,

*‘subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and required by legislative, regulatory or administrative provisions’.*

This includes Development Plan Documents. The aim of the SEA is to identify potentially significant environmental effects created as a result of the implementation of the plan or programme on issues such as *‘biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors’* as specified in Annex 1(f) of the Directive.

In some limited circumstances, where a Neighbourhood Development Plan may have significant environmental effects, it will require a strategic environmental assessment. Draft Neighbourhood Development Plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a “screening” assessment and the requirements are set out in Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. If likely significant environmental effects are identified, an ‘Environmental Report’ must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of those regulations. One of the basic conditions that will be tested by the independent examiner is whether the making of the Neighbourhood Development Plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).

Although a formal screening exercise for SEA has not been undertaken, the undertaking of this SEA satisfies that requirement. This report represents that procedural next step of ‘screening in’ the need for SEA in the form of an Environmental Report. The following figure explains why the decision to undertake a SEA Environmental Report has been made, and why this report is required.

### Figure 1: Why is a SEA Environmental Report needed to accompany the Mendlesham Neighbourhood Development Plan?

The MNDP has been prepared for town and country planning purposes and sets a framework for future development consent. The policies of the MNDP can be considered to determine the use of small areas at local level commensurate with their status in determining local planning applications.

Planning Practice Guidance on 'Strategic environmental assessment requirements for neighbourhood plans' (Paragraph: 046 Reference ID: 11-046-20150209) states that, '*A strategic environmental assessment may be required, for example, where:*

- *a neighbourhood plan allocates sites for development*
- *the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a Sustainability Appraisal (SA) of the Local Plan.'*

The MNDP allocates sites / land for development purposes. At present, no formal assessment of sites in accordance with the requirements of the SEA Directive (and importantly also the consideration of reasonable alternatives) has been done at the Local Plan level within that Plan's accompanying Sustainability Appraisal. The emerging Babergh & Mid Suffolk District Councils' Joint Local Plan's Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies seven potential sites for development within Mendlesham. Additionally, the MNPG identifies an additional five potential sites, including one in Mendlesham Green. A number of these 12 sites have been allocated within the reviewed and updated MNDP.

The emerging joint Babergh & Mid Suffolk District Councils' Joint Local Plan undertook a consultation on an initial options-based Regulation 18 Plan. This plan-making process is currently on-going.

As the Local Plan is not scheduled to be adopted before the MNDP is scheduled and hoped to be made (pending a second Regulation 14 consultation and subsequent re-examination), the requirement for the application of the SEA Directive is met. As previously mentioned, this is due to the MNDP allocating sites prior to their assessment within the Joint Local Plan SA and alongside reasonable alternatives and the need for any significant effects on the environment resulting from them to be identified. The MNDP also sets a framework for projects and activities and can be seen to strongly influence other plans within a hierarchy.

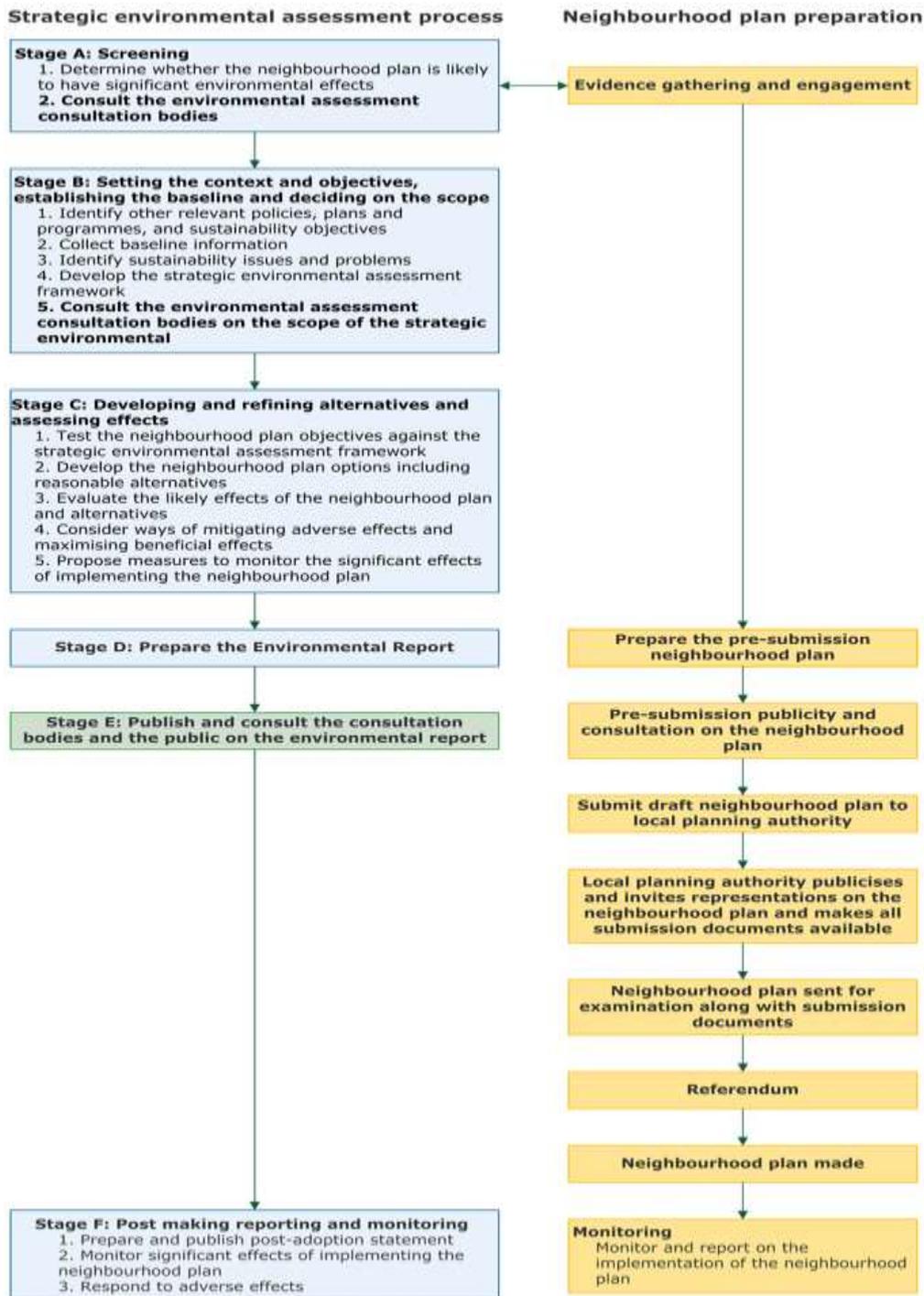
The content of the MNDP is therefore screened in for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC. This report represents the next procedural step in the process: a Strategic Environmental Assessment (SEA) Environmental Report to accompany the MNDP, in order to meet this element of the basic conditions test.



## 2.2 The SEA Process

The key stages of Neighbourhood Development Plan preparation and their relationship with the SEA process are shown in the following figure.

Figure 2: Stages in the SEA Process and Neighbourhood Plan Preparation



Source: Planning Practice Guidance – Strategic environmental assessment requirements for neighbourhood plans (Paragraph: 033 Reference ID: 11-033-20150209)



## 2.3 The Aim and Structure of this Report

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The aim of the SEA Directive is *“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”*

This report responds to Stages A, B, C and D of the SEA process as detailed in the previous figure. In accordance with Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004, this SEA Environmental Report will cover the following:

12. (1) Where an environmental assessment is required by any provision of Part 2 of these Regulations, the responsible authority shall prepare, or secure the preparation of, an environmental report in accordance with paragraphs (2) and (3) of this regulation.
  
- (2) The report shall identify, describe and evaluate the likely significant effects on the environment of—
  - (a) implementing the plan or programme; and
  - (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.
  
- (3) The report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required, taking account of—
  - (a) current knowledge and methods of assessment;
  - (b) the contents and level of detail in the plan or programme;
  - (c) the stage of the plan or programme in the decision-making process; and
  - (d) the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.

This Report will also be subject to consultation in accordance with Stage E of the SEA process. This SEA has been produced suitably in advance of the start of the formal consultation period, to accompany and influence decision making within the MNDP process iteratively.



## 3. Setting the Scope of the SEA: Context, Baseline and Objectives (Stage B)

### 3.1 Introduction

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The SEA of the MNDP is required to set the scope for the assessment of options and Plan content relevant to that MNDP area. Stage B of the SEA process sets out how the context and the objectives of the SEA have to be set, whilst establishing the baseline relevant to the MNDP area. This involves:

- Identifying other relevant policies, plans and programmes, and sustainability objectives;
- Collecting baseline information;
- Identifying sustainability issues and problems; and
- Developing the SEA framework (formulating relevant criteria against which the Plan will be assessed).

The following section outlines the relevant plans and programmes and the baseline information profile for the Mendlesham and Mendlesham Green area and where relevant beyond.

### 3.2 Policies, Plans and Programmes (Stage B1)

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The MNDP should have suitable regard to existing policies, plans and programmes at national and regional levels and help to strengthen and support other local plans and strategies. It is therefore important to identify and review those policies, plans and programmes and sustainability objectives which are likely to influence the MNDP at an early stage. The content of these plans and programmes can also assist in the identification of any conflicting content of plans and programmes in accumulation with the Plan. Local supporting documents have also been included within this list as they will significantly shape policies and decisions in the MNDP area.

It is recognised that no list of plans or programmes can be definitive and as a result this report describes only the key documents which influence the MNDP. A comprehensive description of these documents together with their relevance to the MNDP is provided within Appendix 3.

### 3.3 Baseline Information (Stage B2)

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The following section outlines the key baseline information relevant to the MNDP and therefore the current state of the environment in the area.

#### 3.3.1 Economy

- Commercial and employment related activity within Mid Suffolk is very much concentrated within nearby Stowmarket and Great Blakenham / Claydon, to the south of the District. Neither of the locations is currently viewed as strategic office sites, with the majority of office-based companies in Mid Suffolk preferring to stay within Ipswich. In Stowmarket office space is mostly limited to local firms or office use as an ancillary use to other uses.



- There is, however, a relatively strong industrial market in Mid Suffolk, particularly in Stowmarket with a focus on manufacturing, distribution and logistics.
- The majority of rural employment sites situated outside of Stowmarket are small, with a predominance of single use owner occupiers which have grown organically in the location. Villages such as Mendlesham and Woolpit are characterised by small 'industrial estate' type employment sites.
- 6.8% of people of a working age work from home in the Plan area in contrast to 3.5% nationally.
- A local survey undertaken in 2014 shows that
  - 25% of households (101 out of 404 households responding) have someone working within the Parish of Mendlesham. A total of 145 people work in Mendlesham overall.
  - The survey also identified 73 households with people working from home adding up to 95 people working from home.
  - Almost 70% of households (280 out of 404 households responding) wanted to see more employment opportunities within the Parish of Mendlesham.
- The 2014 local survey had 29 local businesses respond although the Parish Council has identified that there are around 75 businesses within the Parish. The largest represented sectors are farming and retail. The survey also identified that of the 29 local businesses that responded:
  - 20 businesses were home based,
  - 25 were based in the Parish of Mendlesham,
  - 4 were based outside of the Parish of Mendlesham,
  - 10 of the 29 respondents hoped to expand their businesses in the next 1-5 years,
  - 2 hope to move into new business premises in the next 1-5 years,
  - 24 of the 29 businesses require broadband to operate their business with 13 feeling that the current service provision is unsatisfactory,
  - 14 of the 29 businesses have their own website,
  - 12 of the businesses employ 66 people full time and 9 of the businesses have 17 part time employees.

### 3.3.2 Health

- A Sport England Survey of 2009 indicated that only 22% of adults (aged 16+) participate in sport 3+ times a week in Mendlesham Parish.
- A 2014 household survey showed that:
  - 82 households (20.2% of the households responding) participate in some type of sport within the parish,
  - 175 households (43.3% of the households responding) participate in some type of sport outside of the parish,
  - 159 households (39.3% of the households responding) participate in recreational activities within the parish,
  - 234 households (57.9% of the households responding) visit the Mendlesham



woodland,

- 89 households (22.0% of the households responding) use the Mendlesham Playing field,
- 30 households (7.4% of the households responding) use the Mendlesham Green playing field,
- 188 households (46.5% of the households responding) use Mendlesham Community Centre,
- 274 households (67.8% of the households responding) use the local footpaths and bridleways,
- 29.7% of the 404 households responding said there was a need for more recreational facilities.

### 3.3.3 Housing

- 46.1% of houses in Mendlesham are detached, a significantly higher percentage nationally at 22.3%.
- 73.5% of housing is owner occupied, as opposed to 64.1% nationally.
- House prices are generally lower across all housing sizes than national averages; however barriers to affordability (in the market) are present due to the large percentage of detached properties in the Plan area.
- 46% of residents were in favour of an affordable housing scheme in the Parish, as evidenced from a Housing Needs Survey (HNS) in 2014.
- A 2014 local survey shows that over 88% of households (354 out of 399 responding) want future housing development within the Parish of Mendlesham to be small scale and dispersed.
- Additionally the survey identified that out of the 399 households responding:
  - 54% wanted small units for rent by local people,
  - 32.5% wanted shared equity units (part rent/part buy),
  - 43.8% wanted small units for private sale,
  - 29.8% wanted larger family homes,
  - 49.8% wanted homes suitable for retirees (e.g. bungalows),
  - 20.5% wanted housing self-build schemes,
  - 45.6% wanted affordable housing schemes,
  - 15.7% wanted combined housing and business schemes.
- Regarding the definition of 'small scale' development the housing needs survey (2014) identified the following:
  - No more than 50 dwellings on a single site 6 (5.41%)
  - No more than 40 dwellings on a single site 2 (1.80%)
  - No more than 30 dwellings on a single site 14 (12.61%)
  - No more than 20 dwellings on a single site 39 (35.14%)



- No more than 10 dwellings on a single site 50 (45.05%).
- An updated 2018 HNS identified that of the 199 surveys returned, 34 households responded that the current households have identified a current need totalling 50 people.
- From the 199 surveys returned (HNS, 2018), 22 of those households responded identifying a need for 33 family members (people with a local connection) wishing to live in or return to Mendlesham.
- In total, the response from 72 households (HNS, 2018) identified a housing need for 56 people in Mendlesham.

### 3.3.4 Biodiversity

- South of Mendlesham Green a strip of Elm, Ash, Oak, Maple, Thorn and Hazel along One Hundred Lane is protected by TPO no. 66. Also at Mendlesham Green there is TPO no. 308 protecting a solitary Holly at Holly Cottage and TPO no. 324 protecting a woodland group of Maple, Ash, Oak, Cherry and Apple at High House Farm.
- A 2014 household survey showed that:
  - 60.4% of respondents (244 households out of 404 responding) wanted wildlife habitats to be created.
  - 20.5% of respondents (83 households out of 404 responding) gave other ideas for protecting the local environment.
  - 54.2% of respondents (219 households out of 404 responding) wanted community planting projects to be introduced.
- There are areas of Woodland Priority Habitat (with a High Spatial Priority) to the south-west of the main built up area of Mendlesham (Mendlesham / Millennium Wood) and to the east / north-east (as identified within the National Forest Inventory). These areas also correspond to Deciduous Woodland Priority Habitats on the inventory.

### 3.3.5 Landscape & Townscape

- The Plan area is located within the South Norfolk & High Suffolk Claylands National Character Area (NCA). Within this area (although not necessarily specific to Mendlesham):
  - Development pressure across the majority of the NCA has generally been low, although scattered development resulting in creeping suburbanisation of many settlements has occurred.
  - Arable farming dominates the area, particularly cereals, with oilseed rape and sugar beet. Between 2000 and 2009 the area of farmed land fell by approximately 8,131 ha. As a result there has been some reduction in mixed and general cropping and cereals.
  - Loss of ditches, ponds and pasture (especially in High Suffolk) due to field amalgamation and improved drainage techniques has been an issue although this has generally ceased under improved agricultural management.
  - Many historic farm buildings have been converted from agriculture to residential use – with a consequent loss of farming character within settlements and the wider



landscape, and often with a loss of important, otherwise unrecorded historical / archaeological information within the buildings' structure.

- There are a few instances of inappropriate design within the village, including poor quality modern fascia and illuminated signs that detract from both traditional character and the Conservation Area.
- A Landscape and Visual Assessment of Mendlesham was undertaken in 2016. This document identified 10 viewpoints for assessment with a number of them having a high level of impact. These are:
  - Viewpoint 3: View from Old Station Road looking South West towards the Millennium Woods - This view represents all users and modes of travel from/to a key entrance gateway into and out of Mendlesham village. Taking these receptors into account, visual sensitivity is considered to be high. The view is defined by the open space gap between the village and the woodland.
  - Viewpoint 7: View from Mendlesham Road looking South East - This view represents all users and modes of travel from/to a key entrance gateway into and out of Mendlesham village. Taking these receptors into account, visual sensitivity is considered to be high. The view is defined by long views towards the village which is screened with mature trees and hedge planting.
  - Viewpoint 8: View from Mendlesham Road looking East - This view represents all users and modes of travel from/to a key entrance gateway into and out of Mendlesham village. Taking these receptors into account, visual sensitivity is considered to be high. The view is defined by the soft edge of the village with low rise properties visible through mature tree and hedge planting. Views to St. Mary's church provide both legibility and a destination indicator and should be protected.
  - Viewpoint 9: View from Chapel Road looking East in from stream bridge - This view represents all users and modes of travel from/to a key entrance gateway into and out of Mendlesham village. Taking these receptors into account, visual sensitivity is considered to be high. The view is defined by the gaps within hedgerows and the screened backs of properties on Mayfield Way.

### 3.3.6 Soil Quality

- There is a limited supply of previously developed land (PDL) in Mendlesham and wider in Mid Suffolk. In 2015-2016 Mid Suffolk District Council reported that 46% of all new (gross) dwellings were coming forward on previously developed land (PDL).
- The majority of the Plan area lies within land identified as Agricultural Land Classification Grade 3, which means that soil quality is good to moderate.
- Areas of the Plan area are also classified as having 'very good' (Grade 2) quality soil, notably that area to the east and south-east of the built up area of Mendlesham.
- For context, Grade 2 soil represents the 'best and most versatile' soil within the District and also the County, and represents a relatively small proportion of land holistically.

### 3.3.7 Population and Social (including Education and Skills)

- Around 1,405 people live within Mendlesham, forming approximately 600 households. The



demographic profile responds to 18.5% children under the age of 16, 64.3% working age adults and 17.2% people over the age of 66. This latter figure is above the average for England (Census 2011).

- There is a considerably higher percentage than that nationally of married households, cohabiting households and pensioner households (Census 2011).
- Net migration per age group shows that there is a higher level of people moving in (inward migration) than are moving out (outward migration) of Mendlesham (ONS 2009/10). The largest increases in population as a result of migration are in the 25-44 and 1-14 age groups.
- A 2014 local survey showed that;
  - 154 people are currently in full time education (response from 86 household responses),
  - 39 children currently attend Mendlesham Community Primary School (response from 28 households),
  - 10 children currently attend Mendlesham Pre-School (response from 10 households),
  - 23 children expect to attend Mendlesham Pre-school in the future (response from 18 households),
  - 21 children currently attend Mendlesham Toddlers Group (response from 17 households),
  - 15 children expect to attend Mendlesham Toddlers Group in the future.

### 3.3.8 Air Quality and Noise

- There are a number of land uses (such as a chicken farm and a duck farm) within the plan area that are potentially incompatible with any neighbouring development in regard to noise and odour.

### 3.3.9 Climatic Factors (and wider thematic implications)

- At the District level, CO<sub>2</sub> emissions are 7.9kt per head, as opposed to 6.7kt nationally.
- In the wider broad area changes to rainfall patterns and timings will impact upon wetland features and habitats such as valley fens and farm ponds, particularly the potential for longer periods of drought. Reduced rainfall will impact on water levels and water quality within these habitats, which will impact upon aquatic biodiversity and may also lead to increased scrub incursion. Increased rainfall events will generally benefit these wetland habitats.
- Climate change impacts may also come from increased levels of rainfall particularly during storm events, which may result in flash flooding in the river valleys as well as across the flat plateau. River valleys prevented from evolving naturally may increase flood risks. Increased flash flood events or seasonal flooding events may also impact on footpaths and infrastructure increasing their maintenance requirements.
- The Housing Needs Survey identified that out of the 399 households responding, 49.3% wanted Eco homes with little energy impact.



### 3.3.10 Transport & Accessibility

- Car ownership in Mendlesham is high, with only 10.3% of households not owning a car as opposed to 12.8% nationally. Regarding car ownership, 12.5% of household own three cars with the national average being 5.5%. Additionally, 34.0% have two cars as opposed to 24.7% nationally.
- The village of Mendlesham is about five miles north-east of the market town of Stowmarket and about nine miles south of Diss, roughly at the centre of Mid Suffolk District. The village is about a mile west of the main A140 road northwards from Ipswich, which runs along the course of an old Roman road.
- There are no strategic roads running through or near the Plan area, with a reliance on narrow rural roads only. Roads into the main built up area from the north, east south and west are largely forced to travel through the Conservation Area, as evidenced within the 'Traffic movements in Mendlesham' report (September 2019).
- The Ipswich to Norwich railway line has passed about three miles to the west of the village on its route northwards from Stowmarket to Diss.
- Access to employment centres takes a longer time per trip than the County average. People of Mendlesham travel 8 minutes by car, 20 minutes by cycle and 15 minutes by public transport as opposed to average times of 5, 8 and 12 minutes at the County level.
- Only 2.6% of residents of a working age travel to work by public transport in contrast to 11.0% nationally.
- Residents have an average journey time of 92 minutes to the nearest hospital. Nationally this figure is 53 minutes.
- The Plan area contains a health centre, primary school, public house, local convenience shops and community facilities all located within the built up area of Mendlesham.
- Road distances to key services are also above national averages. The following bullets show Mendlesham and national average road distances to various key services:
  - Job Centre (Mendlesham: 10.2km; England: 4.6km)
  - Secondary School (Mendlesham: 6.8km; England: 2.1km)
  - GP (Mendlesham: 1.3km; England: 1.2km)
  - Public House (Mendlesham: 1.1km; England: 0.7km)
  - Post Office (Mendlesham: 1.3km; England: 1.0km)
- A 2014 Local survey identified that:
  - 27% of youth travel to school in a car,
  - 47% of youth travel to school by coach or school bus,
  - 67.7% of youth travel to sports and activities by car,
  - 23.5% of respondents (94 out of 399 households responding) would be in favour of using a car sharing scheme,
  - 20% of respondents (80 out of 399 households responding) said they would be willing to participate (with their own transport) in a car sharing scheme,
  - 23% of respondents (92 out of 399 households responding) said they had problems



with the public transport service in the Parish of Mendlesham,

- 39.5% of respondents (158 out of 399 households responding) said they had problems with traffic in the Parish of Mendlesham.
- 54.0% of respondents (216 households out of 397 responding) felt that being close to work is important.

### 3.3.11 Water

- The village sits on slightly higher ground (than surrounding) between two tributaries of the River Dove that flows north-eastwards via Eye to join the river Waveney at the Norfolk border.
- Within the Plan area and its surrounds Mendlesham Stream is a water body which has a moderate ecological status, a good chemical status and a moderate overall water body status (a moderate change from natural conditions as a result of human activity) as of 2015 (The Anglian River Basin Management Plan). Prior to 2015, the river water body had a bad overall and ecological status in 2009 (severe change from natural conditions; major impact on amenity, wildlife and fisheries with many species not present) the only water body in the study that had such a status.
- Groundwater provides a third of our drinking water in England, and it also maintains the flow in many of our rivers. It is crucial that these sources are looked after (by the Environment Agency) to ensure that water is completely safe to drink. The Environment Agency has defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The majority of the Plan area is within a Source Protection Zone (Zone III - Total Catchment). This is defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source.
- High concentrations of both nitrate and phosphate in the river systems mean that all the rivers within the broad area are priority catchments under the Catchment Sensitive Farming initiative. Water quality in the rivers has however improved through measures implemented by sewage treatment works and under agrienvironment schemes.
- Increased water abstraction from the groundwater aquifers as well as the rivers for public water supplies, agriculture and industry has led to reduced river flows and water levels in the valley.

### 3.3.12 Flooding

- Areas of Flood Risk Zone 3 are found to the east / south-east of the main built up area of Mendlesham following the channel of the River Dove. Additionally, a similar stretch can be found to the north of the main built up area. Both of these areas of flood risk are extensive and are in close proximity to the development boundary.
- In the first instance development proposals in Flood Zones 2 and 3 should meet the Sequential Test requirements of paragraphs 101 and 102 of the National Planning Policy Framework (NPPF). Where it is not possible to locate the development in zones with a lower probability of flooding, the Exception Test in paragraph 102 can be applied.



### 3.3.13 The Historic Environment

- The conservation area in Mendlesham is centred around an area that originally may have been an open green or market place. This area between the parallel Old Market Street and Front Street has been built up since at least Medieval times. The centre of the village thus has a fairly urban built up character. In many places listed buildings, tight onto the back of pavement, face each other across a narrow street. This character could be amplified with the introduction of a comprehensive paving scheme using traditional materials in place of the current blacktop.
- Northern journeys out of the village, to access higher order roads, are for many most conveniently accessed from the east of the village. For southern journeys to Stowmarket and Stowupland, links are most conveniently accessed from the west. The most convenient and direct way to travel east-west through the village is through the narrow streets that form the core of the Conservation Area. As evidenced within the 'Traffic movements in Mendlesham' report (September 2019), this is true for both private car journeys and HGVs associated with employment opportunities to the south of the village.
- There are 45 listings covering the parish of Mendlesham, 23 of which are within the conservation area. These older buildings are predominantly domestic in scale, and mostly timber framed and plastered with roofs of plain tiles or pantiles.
- The grade I listed Church of St Mary lies at the eastern end of the village and provides the usual village exception to this pattern of building with its flint rubble, stone-dressed walls, and its leaded and plain tiled roof. It was described by Pevsner as 'an ambitious church at the end of a village street', has some good decorated parts but is dominated by later Perpendicular work.
- There is a grade II\* listed Elms Farmhouse in Old Station Road south of the centre of the village. This is a timber-framed and plastered 'wealden' type house with a crown post roof to the former open hall. Originally late 15th Century, it contains some fine 16th Century wall paintings.
- Another wealden house, listed grade II, can be found at 16 Old Market Street, with exposed timber framing and a jetty at either end. Dating from the late 15<sup>th</sup> Century, the bay below the western jetty appears to have been a shop at one time.
- The Suffolk County Sites and Monuments Record lists nearly 150 sites of archaeological interest from various periods in the parish of Mendlesham. These include a number of tranchet axes and flint scatters of Mesolithic date, along with a good many Neolithic polished stone axes and fragments.
- The greatest numbers of sites recorded are of medieval date. These are mostly scatter finds but include the parish church and graveyard along with fifteen moated sites. Of Post-Medieval date there is a windmill site, a pesthouse and some pits.

### 3.3.14 Minerals and Waste

- Mid Suffolk has a lower percentage of household waste sent for re-use, recycling or composting at 43.07% than the Suffolk county average (53.07%) (2014/15). This is the joint second lowest percentage of all districts and boroughs in the County.
- A waste water treatment plant exists to the south east of the built up area of Mendlesham. This plant is safeguarded within the emerging Suffolk County Council Minerals & Waste Local Plan (Regulation 19 Plan being consulted on at the time of writing).
- The Plan area is not within a Minerals Consultation Area.



### 3.3.15 Utilities & Infrastructure

- The Mid Suffolk District Council Infrastructure Delivery Plan (2014) identifies Mendlesham Airfield (indicated at the time for 5.5ha of B8 employment use) as possibly needing wastewater treatment and network enhancement requirements, and a confirmed requirement for increased discharge consent. This can be considered as indicative of an infrastructure capacity issue for wastewater treatment.
- A number of responses in the 2014 local survey stated that they would like faster broadband speeds. Since 2014, the Parish has the benefit of super-fast fibre optic broadband due to the Suffolk Broadband Programme.
- Mendlesham Health Centre has stated that 100 new homes could lead to 400 new patients registering at the Centre, which would not create any capacity concerns. However, the Centre covers not just Mendlesham but also a number of its surrounding parishes and new development in these areas could lead to capacity issues.
- Mendlesham Community Primary School has just opened an additional classroom to cope with the growth caused by a move from a 3 tier to a 2 tier system. As of April 2016 only a very limited number of spaces were available.

### 3.3.16 Community Facilities

- A 2014 household survey showed that,
  - 97.7% of respondents (384 households out of 397 responding) felt that the rural environment is important,
  - 94.7% of respondents (376 households out of 397 responding) felt that the local community is important,
  - 64.9% of respondents (258 households out of 397 responding) felt that the local education facilities are important,
  - 65.3% of respondents (264 households out of 404 responding) wanted improved rights of way (footpaths),
  - 50.7% of respondents (205 households out of 404 responding) wanted to see more cycle paths developed.

### 3.3.17 Possible Trans-boundary Implications

This SEA Environmental Report explores the state of the environment within the area of the MNDP; however consideration has been given to the possibility of trans-boundary impacts resulting from the scale of growth and those locations identified for future development.

### 3.3.18 Data Limitations

Relevant information is not always available for a focused Neighbourhood Development Plan area on a particularly detailed basis for all sustainability themes. As a result there are some quantitative gaps within the data set which would ideally have been identified. Assumptions have been set out and used where relevant to fill these gaps in evidence and uncertainty raised in those instances. It is believed however that the available information shows a comprehensive view on sustainability within the MNDP area as of the

beginning of June 2020.

### 3.4 Sustainability Issues and Problems and the formulation of SEA Objectives (Stage B3)

The outcome of Stages B1 – B2 in the SEA process is the identification of key sustainability issues and problems facing the Plan area which assist in the finalisation of a set of relevant SEA Objectives that can be subsequently expanded upon in a SEA Framework. Issues are also identified from the review of plans and programmes and a strategic analysis of the baseline information.

The assessment of the MNDP will be able to evaluate, in a clear and consistent manner, the nature and degree of impact and whether significant effects are likely to emerge from the Plan's content.

The following table outlines the thought process which has led to the formulation of the SEA Objectives for the MNDP. The state of the environment in absence of the MNDP is derived from the Baseline Information addressed in this report and the remit of the MNDP in the wider planning policy context.

**Table 1: Key Sustainability Issues and Problems**

General theme	Description / Supporting Evidence	State of environment in absence of the MNDP	SEA Objective (SO)
Economy and Employment	The majority of rural employment sites situated outside of Stowmarket are small, with a predominance of single use owner occupiers which have grown organically in the location. Villages such as Mendlesham and Woolpit are characterised by small 'industrial estate' type employment sites.	In the absence of the MNDP it is unlikely that there would be a significant step change from what is attractive to local employers and businesses. Although it is unlikely that the MNDP can influence changes in local employment characteristics, it can seek to promote investment in the local area in a wider variety of sectors through ensuring policy favours relevant applications.	To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area
	Almost 70% of households wanted to see more employment opportunities within the Parish of Mendlesham.		
	A local 2014 survey identified that 54.0% of respondents felt that being close to work is important.		
Health	Only 20.2% of the households (responding to the 2014 household survey) participate in some type of sport within the parish. 29.7% of the 404 households responding said there was a need for more recreational facilities.	In the absence of the MNDP, it can be expected that new recreational facilities and accessible green space would not come forward. The MNDP	To retain existing, and seek the provision of new leisure and recreation facilities and accessible natural

General theme	Description / Supporting Evidence	State of environment in absence of the MNDP	SEA Objective (SO)
	Natural England's Accessible Natural Green Space Standard (ANGSt <sup>1</sup> ) identifies deficiencies in accessible natural green space Mendlesham and much of Mid Suffolk. There is no access to green space of sizes of 2ha, 20ha, 100ha and 500ha.	can seek to protect and safeguard existing facilities and secure the funding for new facilities and spaces.	green space within the Plan area
Biodiversity	57.9% of households (responding to the 2014 household survey) visit the Mendlesham woodland for recreation. Mendlesham Wood is a Woodland Priority Habitat (with a High Spatial Priority).	The condition of the woods could be susceptible to recreational pressure in the absence of the MNDP. The MNDP can seek to identify alternative recreational land or ensure (through policy) that such is forthcoming through new development proposals.	To protect and enhance existing features of biodiversity within the Plan area
	A 2014 household survey showed that 60.4% of respondents wanted wildlife habitats to be created	The MNDP can seek to identify land for new habitat creation, or ensure (through policy) that such is forthcoming through new development proposals.	
	South of Mendlesham Green a strip of Elm, Ash, Oak, Maple, Thorn and Hazel along One Hundred Lane is protected by TPO no. 66. Also at Mendlesham Green there is TPO no. 308 protecting a solitary Holly at Holly Cottage and TPO no. 324 protecting a woodland group of Maple, Ash, Oak, Cherry and Apple at High House Farm.	The protection of TPOs can be expected to be ensured at the District level. As such there would be no significant change in the absence of the MNDP; however the MNDP can ensure wider landscape benefits through relevant policy criteria.	
Housing	46.1% of houses in Mendlesham are detached, a significantly higher percentage nationally at 22.3%.	In the absence of the MNDP, there can be expected to be a continuation of this market-led trend. A plan-led approach to housing can ensure that specific housing needs are more specifically addressed and forthcoming.	To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs
	94% of residents were in favour of an affordable housing scheme in the Parish, as evidenced from a Housing Needs Survey (HNS) in 2010.		

<sup>1</sup> Within the ANGSt model, accessibility means the "ability of visitors to physically gain access to a site" (Handley et al, 2003b). In the Essex analysis, sites with unrestricted entry (full access sites) are included, but those with known access restrictions (e.g. footpath only, entrance fee, restricted opening hours) or no right of access were excluded from the analysis of accessible natural greenspace provision.

General theme	Description / Supporting Evidence	State of environment in absence of the MNDP	SEA Objective (SO)
	<p>A 2014 local survey shows that over 88% of households (354 out of 399 responding) want future housing development within the Parish of Mendlesham to be small scale and dispersed. Regarding the definition of 'small scale' development the housing needs survey (2014) identified that residents' views are that this represents more than 20 dwellings on a single site 39 (35.14%) / no more than 10 dwellings on a single site 50 (45.05%).</p>	<p>The MNDP can shape the scale of housing needs through site allocations that respond to identified housing needs however it should be noted that these may not necessarily reflect any specific planning applications / proposals. In the absence of the MNDP the scale of proposals can be expected to reflect both small and larger scale opportunities.</p>	
	<p>The HNS also identified that 54% wanted small units for rent by local people, and 49.8% wanted homes suitable for retirees (e.g. bungalows).</p>	<p>The MNDP can ensure that land is allocated with supporting policy criteria that reflects identified needs in terms of housing types, tenures and sizes. In the absence of the MNDP proposals can be expected to come forward that do not necessarily reflect such needs.</p>	
	<p>The HNS suggests that there is a need for 2 and 3 bed properties in the Parish, echoing the wider needs of both the District and region.</p>		
<p>Changing population and demographics</p>	<p>Around 1,405 people live within Mendlesham. 17.2% people are over the age of 66, a figure above the average for England (Census 2011).</p> <p>Net migration per age group shows that there is a higher level of people moving in (inward migration) than are moving out (outward migration) of Mendlesham (ONS 2009/10). The largest increases in population as a result of migration are in the 25-44 and 1-14 age groups</p>		
<p>Landscape</p>	<p>Development pressure across the majority of the NCA has generally been low, although scattered development resulting in creeping suburbanisation of many settlements has occurred.</p>	<p>It can be expected that this trend will continue with or without the MNDP in line with a general housing shortage and identified housing needs within the wider Housing Market Area. The MNDP can ensure, through allocations and suitable policy approaches, that development is directed to the most sustainable and least environmentally sensitive areas</p>	<p>To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.</p>

General theme	Description / Supporting Evidence	State of environment in absence of the MNDP	SEA Objective (SO)
	<p>A Landscape and Visual Assessment of Mendlesham was undertaken in 2016 identifying a number of viewpoints as having a high level of impact -</p> <p>Viewpoint 3: View from Old Station Road looking South West towards the Millennium Woods; Viewpoint 7: View from Mendlesham Road looking South East; Viewpoint 8: View from Mendlesham Road looking East; and</p> <p>Viewpoint 9: View from Chapel Road looking East in from stream bridge.</p>	<p>in the first instance. This may not be forthcoming in the absence of a plan-led approach.</p> <p>The MNDP can ensure, through allocations and suitable policy approaches, that development is directed to the most sustainable and least environmentally sensitive areas in the first instance. This may not be forthcoming in the absence of a plan-led approach</p>	
The availability of suitable land for development	<p>There is a limited supply of previously developed land (PDL) in Mendlesham and wider in Mid Suffolk.</p> <p>There are a number of land uses (such as a chicken farm and a duck farm) within the plan area that are potentially incompatible with any neighbouring development in regard to noise and odour.</p> <p>A waste water treatment plant exists to the south east of the built up area of Mendlesham. This plant is safeguarded within the emerging Suffolk County Council Minerals &amp; Waste Local Plan (Regulation 19 Plan being consulted on at the time of writing).</p>	The MNDP can ensure, through allocations and suitable policy approaches, that development is directed to the most sustainable and least environmentally sensitive areas in the first instance. This may not be forthcoming in the absence of a plan-led approach	To ensure that the location of development is compatible with neighbouring uses.
Townscape	There are a few instances of inappropriate design within the village, including poor quality modern fascia and illuminated signs that detract from both traditional character (including within the Conservation Area).	The MNDP can ensure that, through suitable policy criteria, good design is forthcoming from any future development and that it is well related to existing characteristics and sensitivities.	To ensure good quality design that is compatible with local characteristics.
Soils	Areas of the Plan area are also classified as having 'very good' (Grade 2) quality soil, notably that area to the east and south-east of the built up area of Mendlesham. Grade 2 soil represents the 'best and most versatile' soil within the District and also the	The loss of agricultural land and soil quality are important considerations in the determination of planning applications. In the absence of the MNDP, it is possible that	To minimise the loss of the best and most versatile agricultural land and to promote the development of

General theme	Description / Supporting Evidence	State of environment in absence of the MNDP	SEA Objective (SO)
	County and represents a relatively small proportion of land holistically.	there could be an increased loss through speculative development. A plan-led system can ensure that site allocations and policy approaches seek to minimise or avoid such losses.	brownfield land in the first instance.
Historic Environment	<p>There are 45 listings covering the parish of Mendlesham, 23 of which are within the conservation area. The grade I listed Church of St Mary lies at the eastern end of the village. There is a grade II* listed Elms Farmhouse in Old Station Road south of the centre of the village. Another wealden house, listed grade II, can be found at 16 Old Market Street.</p> <p>The Suffolk County Sites and Monuments Record lists nearly 150 sites of archaeological interest from various periods in the parish of Mendlesham.</p>	In the absence of the MNDP heritage assets above and below ground (and their settings) can still be expected to be protected in line with District and national policy. Nevertheless, the MNDP can seek to ensure that such protection is given a local context through suitable policy criteria.	To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.
	<p>Roads into the main built up area from the north, east south and west are largely forced to travel through the Conservation Area, as evidenced by the 'Traffic movements in Mendlesham' report (September 2019).</p> <p>The conservation area in Mendlesham is centred around an area that originally may have been an open green or market place. This area between the parallel Old Market Street and Front Street has been built up since at least Medieval times. The centre of the village thus has a fairly urban built up character. In many places listed buildings, tight onto the back of pavement, face each other across a narrow street.</p>	In the absence of the MNDP, it can be expected that this trend will continue. There is similarly likelihood that this could not be improved through a plan-led approach to development. Site allocations can however be included that seek to locate development in areas that have direct access to roads that would ensure either north or south traffic movements would be less likely to be forthcoming through the Conservation Area.	To minimise traffic movements through the Conservation Area.
Energy efficiency and renewable energy	The Housing Needs Survey (2014 questionnaire results) identified that out of the 399 households responding, 49.3% wanted Eco homes with little energy impact.	It could be expected that in the absence of planning policy and relevant policy approaches, there would be less development coming forward that would embrace renewable energy. Regarding energy efficiency, this is likely to be high on the agenda	To ensure that development is as energy efficient as possible



General theme	Description / Supporting Evidence	State of environment in absence of the MNDP	SEA Objective (SO)
		of housing developers in line with national requirements.	
Transport	Car ownership in Mendlesham is high, with only 10.3% of households not owning a car as opposed to 12.8% nationally. Regarding car ownership, 12.5% of household own three cars with the national average being 5.5%.	It is unlikely that the sustainability issues regarding wider access would be addressed with or without the MNDP. The MNDP can however ensure that site allocations are located in close proximity to services within the village and can also ensure that a heightened level of services and facilities are promoted and directly sought where possible.	To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion
	There are no strategic roads running through or near the Plan area, with a reliance on narrow rural roads only.		
	Road distances to key services are also above national averages. This is particularly true of access to a job centre (Mendlesham: 10.2km; England: 4.6km) and a Secondary School (Mendlesham: 6.8km; England: 2.1km).		
	Only 2.6% of residents of a working age travel to work by public transport in contrast to 11.0% nationally.		To promote and maximise the use of sustainable transport modes and to promote home working
Water	Mendlesham Stream and the River Dove in the plan area have experienced bad ecological statuses in the recent past.	The MNDP can ensure that development is sensitively located in order to ensure that there is no further deterioration of water quality through site allocations and policy approaches. In the absence of the MNDP, this could be considered to be less likely to be forthcoming in line decisions being made on the balance of sustainability themes.	To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.
	The Environment Agency has defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The majority of the Plan area is within a Source Protection Zone (Zone III - Total Catchment)		
	High concentrations of both nitrate and phosphate in the river systems mean that all the rivers within the		

General theme	Description / Supporting Evidence	State of environment in absence of the MNDP	SEA Objective (SO)
	broad area are priority catchments under the Catchment Sensitive Farming initiative		
Flooding & Climate change	<p>Climate change impacts may come from increased levels of rainfall particularly during storm events, which may result in flash flooding in the river valleys as well as across the flat plateau. River valleys prevented from evolving naturally may increase flood risks. Increased flash flood events or seasonal flooding events may also impact on footpaths and infrastructure increasing their maintenance requirements.</p> <p>Areas of Flood Risk Zone 3 are found to the east / south-east of the main built up area of Mendlesham following the channel of the River Dove. Additionally, a similar stretch can be found to the north of the main built up area. Both of these areas of flood risk are extensive and are in close proximity to the development boundary</p>	<p>In the first instance development proposals in Flood Zones 2 and 3 should meet the Sequential Test requirements of paragraphs 101 and 102 of the National Planning Policy Framework (NPPF).</p> <p>Where it is not possible to locate the development in zones with a lower probability of flooding, the Exception Test in paragraph 102 can be applied. With this in mind, it is unlikely that the MNDP would influence the effects of flooding, however site allocations can direct development away from flood risk zones 3 and 2 in the first instance.</p>	To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)
Infrastructure and Utilities	<p>A 2014 household survey showed that 64.9% of respondents felt that the local education facilities are important; 65.3% of respondents wanted improved rights of way (footpaths); and 50.7% of respondents wanted to see more cycle paths developed.</p> <p>The Mid Suffolk District Council Infrastructure Delivery Plan (2014) identifies Mendlesham Airfield (indicated at the time for 5.5ha of B8 employment use) as possibly needing wastewater treatment and network enhancement requirements, and a confirmed requirement for increased discharge consent. This can be considered as indicative of an infrastructure capacity issue for wastewater treatment.</p>	<p>It is unlikely that the MNDP could strongly influence the majority of day to day infrastructure improvements at the scale of development that is included. It should also be noted that many infrastructure improvements are not within the remit of the MNDP and are more specifically relevant to Suffolk County Council and services providers. The MNDP can however seek local infrastructure improvements through a plan-led system.</p>	To ensure necessary improvements in infrastructure to support new development.

The following table explores whether the identified SEA Objectives above fall into the three broad categories of sustainability, namely social, environmental and economic themes.



Table 2: The SEA Objectives

SEA Objective	Environmental	Social	Economic
1) To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area			✓
2) To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs		✓	
3) To ensure good quality design that is compatible with local characteristics.		✓	
4) To ensure necessary improvements in infrastructure to support new development.		✓	
5) To ensure that development is as energy efficient as possible	✓	✓	✓
6) To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	✓	✓	
7) To promote and maximise the use of sustainable transport modes and to promote home working		✓	✓
8) To minimise traffic movements through the Conservation Area.	✓		
9) To ensure that the location of development is compatible with neighbouring uses.	✓	✓	
10) To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	✓		
11) To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	✓		
12) To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	✓	✓	
13) To retain existing, and seek the provision of new leisure and recreation facilities and accessible natural	✓	✓	

SEA Objective	Environmental	Social	Economic
green space within the Plan area			
14) To protect and enhance existing features of biodiversity within the Plan area	✓		
15) To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	✓		
16) To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	✓		

### 3.4.1 The Compatibility of the SEA Objectives

A total of 16 SEA Objectives have been derived for the appraisal of the MNDP. They are based on the scope of the document, policy advice and guidance and to the assessment of the current state of the environment.

It is useful to test the compatibility of SEA Objectives against one another in order to highlight any areas where potential conflict or tensions may arise. It is to be expected that some objectives are not compatible with other objectives thereby indicating that tensions could occur. Objectives which are based around environmental issues sometimes conflict with economic and social objectives, and vice versa.

Areas of potential incompatibility or uncertainty between the objectives relevant to the MNDP are explained within the following bullet points:

- Protecting soil quality and the majority of the economic and social (growth) related objectives:** Notionally, there can be expected to be unavoidable harm in regard to minimising the loss of the best and most versatile agricultural land with all other objectives relevant to development within the MNDP area. The MNDP area is within Grade 2 and 3 Agricultural Land. Grade 2 represents the best and most versatile agricultural land within the District and County.
- Sustainable transport and the need to ensure road access:** The promotion of the uptake of sustainable transport modes can be seen as potentially incompatible with the needs of ensuring appropriate linkages to the existing road network. Although truly sustainable outcomes can be seen to correspond to a modal shift to sustainable transport methods, notions of inclusivity determine that safe and efficient road access must also be ensured to reflect the baseline of car ownership and the reality that sustainable transport modes cannot be considered suitable for all demographics.
- Open space and recreation based objectives with those associated with recreation and wildlife conservation / enhancement:** Although similar in form, it must be noted that the inclusion of recreational land should largely be provided in isolation from those areas that have been identified for the purposes of biodiversity or wildlife conservation. Similarly, land for purely landscape purposes should be managed in a way that offers either recreational or biodiversity value. The impacts of recreational activity on biodiversity and wildlife conservation can be significantly damaging to habitats.
- Historic Environment conservation / enhancement with general development needs:**

Historic Environment assets can come in many forms and in the built and natural environment. With this in mind, it is inevitable that there will be a degree of conflict between protection objectives and those that seek to ensure development needs are met.

## 3.5 The Approach to Assessing the MNDP

### 3.5.1 Introduction

As previously set out, the MNDP includes specific proposals, and detailed policies to ensure sustainable development within the MNDP area over the plan period.

The SEA, in line with the scope of the MNDP, is required to assess the impacts of the MNDP's content. For this purpose, and as required of SEA, a broad SEA Framework relevant to the scope of the MNDP area has been devised. The SEA Framework takes the SEA Objectives identified previously in this report as a starting point and elaborates on each objective in turn with a series of criteria or 'key questions' to aid the assessment of the MNDP's content in more detail.

### 3.5.2 The SEA Framework for Assessing Policy Options

The following SEA Framework forms the basis of the methods used to evaluate the effects of the MNDP. Quantitative analysis is used where available; however a number of assumptions are required in order to make qualitative and comparable judgements to assess options to the same level of detail. It is important that a level playing field is ensured for the assessment of options, with the same level of information being used to assess all options. Assumptions are set out in the relevant sections of this SEA in which specific elements of the MNDP are assessed.

**Table 3: SEA Framework for Assessing the MNDP**

SEA Objective	SEA Criteria / Key Questions	Potential Indicators
1) To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	<ul style="list-style-type: none"> <li>- Will it promote a range of employment opportunities?</li> <li>- Will the employment opportunities available be mixed to suit a varied employment skills base?</li> <li>- Does it seek to ensure new employment floorspace?</li> <li>- Will it support business innovation, diversification, entrepreneurship and changing economies?</li> <li>- Does it seek to promote a suitable level of convenience shopping?</li> <li>- Does it seek to promote an increase in the level of retail space, or conversion of non-retail premises to retail use?</li> </ul>	<ul style="list-style-type: none"> <li>- Amount of floor space developed for employment, sqm</li> <li>- Employment status of residents in ward.</li> <li>- Average gross weekly earnings.</li> <li>- Standard Occupational Classification.</li> <li>- Type and amount of employment uses delivered</li> <li>- Traffic flows</li> </ul>

SEA Objective	SEA Criteria / Key Questions	Potential Indicators
	<ul style="list-style-type: none"> <li>- Does it seek to locate development within easy public travelling distance to retail premises?</li> </ul>	
2) To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	<ul style="list-style-type: none"> <li>- Does it seek to provide housing for an ageing population?</li> <li>- Does it ensure a proportion of housing for social rent?</li> <li>- Does it seek to ensure a mix of dwelling types?</li> <li>- Does it seek to include a mix of dwelling sizes, including those of 2-3 bedrooms?</li> </ul>	<ul style="list-style-type: none"> <li>- Number of lifetime homes (proportion of stock and as a result of new development)</li> <li>- Number of affordable units (proportion of stock and as a result of new development)</li> <li>- Housing mix (proportion of stock and as a result of new development)</li> <li>- Housing size (bedrooms) of new completions</li> </ul>
3) To ensure good quality design that is compatible with local characteristics.	<ul style="list-style-type: none"> <li>- Does it seek to restrict sprawl and 'ribbon development' between existing settlements / development boundaries?</li> <li>- Does it support 'infill development' to meet housing and employment needs?</li> <li>- Does it seek to restrict development of 'the countryside'<sup>2</sup> as defined by the LPA?</li> <li>- Is new development in keeping with local design characteristics?</li> </ul>	<ul style="list-style-type: none"> <li>- Applications refused / approved within 'the countryside'</li> <li>- Applications approved for infill development</li> <li>- Applications approved with design conditions as per plan policies</li> </ul>
4) To ensure necessary improvements in infrastructure to support new development.	<ul style="list-style-type: none"> <li>- Will it put capacity pressure on the local primary school?</li> <li>- Will it put capacity pressure on the health centre?</li> <li>- Will it stimulate any requirement for new roads?</li> <li>- Will it lead to capacity pressures for utilities infrastructure?</li> </ul>	<ul style="list-style-type: none"> <li>- School places (surplus / deficit)</li> <li>- Infrastructure contributions collected regarding schools</li> <li>- Capacity updates from service providers (utilities)</li> </ul>
5) To ensure that development is as energy efficient as possible	<ul style="list-style-type: none"> <li>- Will it aspire to energy efficient development as far as is possible?</li> <li>- Will it lead to renewable energy generation?</li> </ul>	<ul style="list-style-type: none"> <li>- Proportion of dwellings deemed energy efficient (in reflection of industry standards and above)</li> <li>- Numbers of electric car charging</li> </ul>

<sup>2</sup> Areas outside of identified development boundaries are considered 'the countryside'

SEA Objective	SEA Criteria / Key Questions	Potential Indicators
	<ul style="list-style-type: none"> <li>- Will development include electric car charging points?</li> </ul>	<ul style="list-style-type: none"> <li>points</li> </ul>
<p>6) To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion</p>	<ul style="list-style-type: none"> <li>- Does it seek to improve or avoid increasing traffic flows generally?</li> <li>- Does it seek to ensure that adequate road access is addressed?</li> <li>- Does it direct developers to appropriate guidance regarding street design?</li> <li>- Does it seek to strike a balance between an increase in car parking and promoting sustainable methods of transportation (including walking and cycling)?</li> </ul>	<ul style="list-style-type: none"> <li>- Traffic flows</li> <li>- Percentage of journeys to work by walking and cycling and percentage of journeys to work by public transport</li> </ul>
<p>7) To promote and maximise the use of sustainable transport modes and to promote home working</p>	<ul style="list-style-type: none"> <li>- Does the Plan seek to ensure a high quality and safe public realm?</li> <li>- Does the Plan seek to preserve PRoWs and bridleways?</li> <li>- Does the Plan seek to promote active modes?</li> <li>- Does the Plan seek to ensure sufficient cycle parking provision at destinations?</li> <li>- Does the Plan seek to ensure sufficient cycle parking provision within new residential developments?</li> <li>- Will the Plan ensure / promote new development to be within walking distance (800m) of existing / new services and facilities?</li> <li>- Will the Plan ensure / promote new development to be within walking distance (800m) of the train station?</li> <li>- Will the Plan ensure / promote new development to be within walking distance (800m) of an existing bus stop?</li> </ul>	<ul style="list-style-type: none"> <li>- Loss of bridleways / PRoWs</li> <li>- Traffic flows</li> <li>- Applications permitted within 800m of services and facilities</li> <li>- Applications permitted within 800m of the train station</li> <li>- Applications permitted within 800m of a bus stop</li> </ul>
<p>8) To minimise traffic movements through the Conservation Area.</p>	<ul style="list-style-type: none"> <li>- Will development lead to an increase in traffic through the Conservation Area?</li> </ul>	<ul style="list-style-type: none"> <li>- Vehicle counts through the Conservation Area.</li> <li>- Number of successful applications</li> </ul>

SEA Objective	SEA Criteria / Key Questions	Potential Indicators
	<ul style="list-style-type: none"> <li>- Is development to be located within the Conservation Area?</li> <li>- Will development be located within walking distance to services and facilities (including public transport modes)?</li> </ul>	<p>within the Conservation Area.</p>
<p>9) To ensure that the location of development is compatible with neighbouring uses.</p>	<ul style="list-style-type: none"> <li>- Will noise impact assessments be required of relevant applications?</li> <li>- Will mitigation measures be sought?</li> <li>- Will the location of development experience potential issues regarding odour?</li> </ul>	<ul style="list-style-type: none"> <li>- Applications submitted with accompanying noise impact assessments</li> <li>- Applications approved with noise related mitigation measures</li> </ul>
<p>10) To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.</p>	<ul style="list-style-type: none"> <li>- Will it seek to locate development in areas of lower soil quality or not in farming use?</li> <li>- Will it ensure that soil quality is not compromised?</li> <li>- Will it support or lead to the remediation of contaminated land, avoiding environmental pollution or exposure of occupiers or neighbouring land uses to unacceptable health risk?</li> </ul>	<ul style="list-style-type: none"> <li>- Loss of Grade 2 ALC (Ha).</li> <li>- Contaminated land brought back into beneficial use, hectares</li> </ul>
<p>11) To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.</p>	<ul style="list-style-type: none"> <li>- Does it seek to create new landscape features on site?</li> <li>- Does it seek to include a high quality public realm?</li> <li>- Does it seek to protect and enhance existing on-site features of a landscape value?</li> <li>- Does it also seek to enhance 'townscape'?</li> <li>- Does it seek to address crime and the fear of crime through effective design measures?</li> <li>- Does it seek to utilise current conditions and character in the wider landscape?</li> <li>- Will existing features be utilised as part of landscape character of newly created areas?</li> </ul>	<ul style="list-style-type: none"> <li>- Loss of TPOs</li> <li>- Applications permitted contrary to recommendations within the Landscape Character Assessment</li> </ul>

SEA Objective	SEA Criteria / Key Questions	Potential Indicators
	<ul style="list-style-type: none"> <li>- Does it seek to improve areas between existing settlements?</li> <li>- Does it seek to ensure that there is no coalescence with Mendlesham and Mendlesham Green?</li> </ul>	
<p>12) To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.</p>	<ul style="list-style-type: none"> <li>- Will it protect and enhance designations, features and areas of historical, archaeological and cultural value in both built up and rural areas?</li> <li>- Will it have a negative impact on the significance of a designated historic environment asset or its setting?</li> <li>- Does it seek to enhance the range and quality of the public realm and open spaces?</li> <li>- Does it encourage the use of high quality design principles to respect local character?</li> <li>- Will / can any perceived adverse impacts be reduced through adequate mitigation?</li> <li>- Will it lead to the alteration of field boundaries?</li> </ul>	<ul style="list-style-type: none"> <li>- Percentage of new and converted dwellings on previously developed land</li> <li>- Number of listed buildings demolished, repaired or brought back to use, including locally listed buildings</li> <li>- New Conservation Area Appraisals adopted</li> <li>- Number of Listed Buildings, Conservation Areas (and percentage at risk)</li> <li>- Area of highly sensitive historic landscape characterisation type(s) which have been altered and their character eroded</li> <li>- Number of major development projects that enhance or detract from the significance of heritage assets or historic landscape character</li> <li>- Percentage of planning applications where archaeological investigations were required prior to approval or mitigation strategies developed or implemented</li> </ul>
<p>13) To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area</p>	<ul style="list-style-type: none"> <li>- Does it seek to improve health and well-being?</li> <li>- Does it seek to promote and support applications for new public leisure and recreation facilities?</li> <li>- Does it seek to retain existing community, leisure and recreation land for that use?</li> <li>- Does it seek enhancements to existing community, leisure and recreation uses?</li> <li>- Will new facilities be in broadly accessible locations to new and</li> </ul>	<ul style="list-style-type: none"> <li>- Walking distances to natural greenspace (800m)</li> <li>- Applications approved for new community, leisure and recreational uses?</li> <li>- Applications approved that seek a replacement of existing community, leisure and recreational uses?</li> <li>- Condition of existing community, leisure and recreation facilities (as identified in Parish Council meeting minutes etc.)</li> </ul>

SEA Objective	SEA Criteria / Key Questions	Potential Indicators
	existing communities? <ul style="list-style-type: none"> <li>- Does it seek to preserve PRoWs and bridleways?</li> <li>- Does it seek to ensure increased green and open space provision that is accessible to all?</li> <li>- Does it seek to retain and enhance existing open space?</li> </ul>	
14) To protect and enhance existing features of biodiversity within the Plan area	<ul style="list-style-type: none"> <li>- Will development have a potential impact on a national, international or European designated site (SPA, SAC, Ramsar, SSSI)?</li> <li>- Will it maintain and enhance sites otherwise designated for their nature conservation interest?</li> <li>- Will it conserve and enhance natural/semi natural habitats?</li> <li>- Will it conserve and enhance species diversity, and in particular avoid harm to indigenous BAP priority species?</li> <li>- Will recreational spaces be carefully managed and promoted?</li> <li>- Will habitats be suitably protected and enhanced, either physically or through careful management?</li> </ul>	<ul style="list-style-type: none"> <li>- Impacts (direct and indirect) on designated sites (leading to loss / improvement in monitored conditions)</li> <li>- Applications required to submit ecological surveys</li> </ul>
15) To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	<ul style="list-style-type: none"> <li>- Does it seek to avoid development in areas at risk of flooding (fluvial, groundwater, surface water)?</li> <li>- Does it seek to avoid increasing flood risk (fluvial, surface water, groundwater) in areas away from initial development?</li> <li>- Does it promote the inclusion of Sustainable Drainage Systems (SuDS) in new developments and will their integration be viable?</li> </ul>	<ul style="list-style-type: none"> <li>- Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds</li> <li>- Number of SuDS schemes approved</li> </ul>
16) To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	<ul style="list-style-type: none"> <li>- Will it lead to no deterioration on the quality of water bodies?</li> <li>- Will water resources and sewerage capacity be able to accommodate</li> </ul>	<ul style="list-style-type: none"> <li>- Quality of Rivers (number achieving ecological good status)</li> <li>- Number of planning permissions granted contrary to the advice of the</li> </ul>

SEA Objective	SEA Criteria / Key Questions	Potential Indicators
	growth? - Will air quality assessments be required of relevant applications? - Will mitigation measures be sought?	Environment Agency on grounds of water quality - Applications submitted with accompanying air quality assessments

### 3.5.3 The SEA Framework for Assessing Site Options

The following SEA Framework forms the basis of the methods used to evaluate the effects of the MNDP's site allocations and reasonable alternatives. Quantitative analysis is favoured to assess options to the same level of detail and to aid the Neighbourhood Development Plan group in the selection / rejection of options. To this extent, it should be noted that any site information that has been submitted as part of or accompanying any planning application, where this is the case for any site option, has been omitted from consideration unless there is a comparable level of information coming forward in this manner for all site options in the MNDP area. It is important that a level playing field is ensured for the assessment of options, with the same level of information being used to assess all options. It should also be recognised that the assessment of sites within this SEA Environmental Report is at a level of detail commensurate to the level of detail required of a planning policy document. It is a strategic undertaking (unlike project level environmental assessment work such as Environmental Impact Assessments) and the information presented can only be used within this specific context.

The framework in the following table outlines the methodology for assessing site options, including how quantitative information relates to certain degrees of impact or effect. The broad SEA Objectives identified in this SEA Environmental Report have been replicated in this framework as they represent the key issues and objectives for the MNDP area. Expanding on these, quantifiable information is used where relevant related to each of these objectives.

#### A NOTE ON 'UNCERTAIN IMPACTS / EFFECTS' IN THIS SEA:

Within the following SEA Framework for the assessment of site options, a degree of impact is highlighted as 'uncertain'.

It should be acknowledged that within the assessment of site options 'uncertain' impacts can 'lean' towards either positive or negative impacts, and these additional degrees of impact will be highlighted within option assessments where relevant and expressed as:

?/+

Uncertain to positive impacts

?/-

Uncertain to negative impacts

Additionally, it should also be acknowledged that 'uncertain' impacts will only be highlighted where 'positive' or 'negative' impacts cannot be predicted with any assurance or where there is a lack of reliable quantitative information that can be used to predict impacts (or when the only available information is considered qualitative / anecdotal).



Table 4: SEA Framework for Assessing the MNDP's Site Options

SEA Objective	Indicator / Source	Impact / Effect					
		Strong Positive	Minor Positive	No impact / Neutral	Uncertainty	Minor Negative	Strong Negative
		++	+	0	?	-	--
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / site submission	N/A	Proposal would see an increase in business premises	Proposal would see no change in number of business premises	Uncertain impacts	Proposal would see a loss of business premises	N/A
	(1.2) Increase in retail premises / site submission	N/A	Proposal would see an increase in retail premises	Proposal would see no change in number of retail premises	Uncertain impacts	Proposal would see a loss of retail premises	N/A
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / site submission	N/A	Proposal specifies a mix of housing types	Proposal does not specify a mix of housing types	Uncertain impacts	N/A	N/A
	(2.2) Increase in affordable housing / affordable	Allocation of >=15 dwellings contributes significantly to the	Allocation of 5-14 dwellings makes minor contribution to	Allocation of 0-4 dwellings makes no contribution to the	Uncertainty surrounding delivery.	N/A	N/A



SEA Objective	Indicator / Source	Impact / Effect					
		Strong Positive	Minor Positive	No impact / Neutral	Uncertainty	Minor Negative	Strong Negative
		++	+	0	?	-	--
	housing requirements in adopted MSDC policy (35% on sites of 5 dwellings or more).	delivery of affordable housing.	the delivery of affordable housing.	delivery of affordable housing.			
3. To ensure good quality townscape / design that is compatible with local characteristics.	Settlement pattern / GIS Mapping	N/A	The site is within the settlement boundary	N/A	The site is adjacent to the settlement boundary OR Uncertainty (to be explained in commentary)	The site is adjacent to the settlement boundary but significantly extends the built development outward	The site is detached from the settlement boundary
4. To ensure necessary improvements in infrastructure to support new development.	N/A	This Objective is considered a policy consideration / no quantitative information available.					



SEA Objective	Indicator / Source	Impact / Effect					
		Strong Positive	Minor Positive	No impact / Neutral	Uncertainty	Minor Negative	Strong Negative
		++	+	0	?	-	--
5. To ensure that development is as energy efficient as possible	N/A	This Objective is considered a policy consideration / no quantitative information available.					
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	N/A	<= 800m from a GP surgery (represents 10 mins walking distance)	N/A	Uncertainty	> 800m from a GP surgery (represents 10 mins walking distance)	N/A
	(6.2) Distance to convenience shopping / GIS mapping	N/A	<= 800m from a convenience shop (represents 10 mins walking distance)	N/A	Uncertainty	> 800m from a convenience shop (represents 10 mins walking distance)	N/A
	(6.3) Distance to Primary school / GIS mapping	<= 400m Primary School (represents 5 mins walking distance)	<= 800m, > 400m from Primary School (represents 5-10 mins walking distance)	N/A	Uncertainty	> 800m from Primary School (represents 10 mins walking distance)	N/A



SEA Objective	Indicator / Source	Impact / Effect					
		Strong Positive	Minor Positive	No impact / Neutral	Uncertainty	Minor Negative	Strong Negative
		++	+	0	?	-	--
	(6.4) Access to site (transport network) / Site Assessment Final Report (AECOM)	N/A	Access exists	N/A	Access can be achieved	Access cannot be achieved	N/A
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	N/A	<= 400 m from a bus stop (represents 5 mins walking distance)	N/A	Uncertainty	> 400 m from a bus stop (represents 5 mins walking distance)	N/A
	(7.2) Proximity to PRoWs & Byways / GIS mapping	N/A	N/A	No PRoW / Byway present in or adjacent to site	PRoW / Byway is adjacent to the site	PRoW / Byway runs through the site	N/A
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and	N/A	N/A	Proposal is not located within or adjacent to the Conservation Area	Proposal is located adjacent to Conservation Area or might lead to	Proposal is located within the Conservation Area and can be expected	N/A



SEA Objective	Indicator / Source	Impact / Effect					
		Strong Positive	Minor Positive	No impact / Neutral	Uncertainty	Minor Negative	Strong Negative
		++	+	0	?	-	--
	south / GIS mapping			and north and south journeys will not bypass the Conservation Area	northern or southern journeys through the Conservation Area	to lead to increased traffic within the Conservation Area	
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	N/A	N/A	The proposal does not adjoin a potentially incompatible use (for information only)	The proposal adjoins a potentially incompatible use (for information only)	N/A	N/A
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	N/A	N/A	All other proposals	Significant proportion of allocated land (>= 25%) on grade 3 agricultural land	Significant proportion of allocated land (>= 25%) on grade 2 agricultural land	N/A



SEA Objective	Indicator / Source	Impact / Effect					
		Strong Positive	Minor Positive	No impact / Neutral	Uncertainty	Minor Negative	Strong Negative
		++	+	0	?	-	--
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.1) Loss of hedgerows / aerial mapping	N/A	N/A	The proposal would not lead to a loss of or change to field boundaries.	Where applicable.	The proposal would lead to a loss of or change to field boundaries.	N/A
	(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	N/A	N/A	Site is located in an area identified as having a low level of impact (LVAM) AND/OR Site is not located in an area identified as a 'key view' (MSSA)	Site is located in an area identified as having a moderate level of impact (LVAM) AND/OR General uncertainty in site location (MSSA)	Site is located in an area identified as having a high level of impact OR Site is located in an area identified as a 'key view' (MSSA)	Site is located in an area identified as having a high level of impact AND Site is located in an area identified as a 'key view' (MSSA)
	(11.3) Coalescence / GIS mapping	N/A	N/A	The proposal would not diminish the extent of currently undeveloped land	The proposal would diminish the extent of currently undeveloped land	N/A	N/A



SEA Objective	Indicator / Source	Impact / Effect					
		Strong Positive	Minor Positive	No impact / Neutral	Uncertainty	Minor Negative	Strong Negative
		++	+	0	?	-	--
	(qualitative assessment)			between Mendlesham and Mendlesham Green / Brockford Street	between Mendlesham and Mendlesham Green / Brockford Street		
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment (as identified by Place Services' historic environment specialists)	N/A	Development likely to enhance historic asset, for example by bringing an 'at risk' structure into appropriate use or improving a degraded setting.	The proposal will not have any effect on any historic assets.	Uncertainty	Harm to significance of designated heritage asset or its setting where mitigation is likely to be feasible, for example via design and layout of the new development.	Loss of or considerable harm to significance of designated heritage asset or its setting, where mitigation is unlikely to be feasible.
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and	(13.1) Loss of accessible open space / GIS mapping	N/A	Provision of new open space / accessible natural greenspace	No loss of open space / accessible natural greenspace	Uncertain impacts	Loss of open space / accessible natural greenspace	N/A



SEA Objective	Indicator / Source	Impact / Effect					
		Strong Positive	Minor Positive	No impact / Neutral	Uncertainty	Minor Negative	Strong Negative
		++	+	0	?	-	--
accessible natural green space within the Plan area	(13.2) Loss of leisure and recreation facilities / GIS mapping	N/A	Provision of new leisure and recreation facilities	No loss of leisure and recreation facilities	Uncertain impacts	Loss of leisure and recreation facilities	N/A
	(13.3) Loss of community facilities / GIS mapping	N/A	Suitability for new community facilities where none exist currently; or Enhancement of existing community facilities.	Existing community facilities remain.	Uncertainty surrounding impacts.	Removal of community facilities with no relocation	N/A
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	N/A	N/A	Proposal would not see the loss of any part of a designated site or priority habitat	Uncertain impacts	Proposal borders a designated site or priority habitat OR	Proposal would see the loss of any part of a designated site or priority habitat



SEA Objective	Indicator / Source	Impact / Effect					
		Strong Positive	Minor Positive	No impact / Neutral	Uncertainty	Minor Negative	Strong Negative
		++	+	0	?	-	--
						Proposal includes designations or priority habitat that could be integrated into the scheme	
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	N/A	N/A	< 5% of site within Flood Zone 3, or < 20% within Flood Zone 2, or proposed use is classified as 'water compatible development' by Technical Guidance to the NPPF.	Uncertainty	Significant proportion of site (>=20%) is within Flood Zone 2 or smaller area (5% to < 25%) is within Flood Zone 3.	Significant proportion of site (>=20%) is within Flood Zone 3a or 3b.
	(15.2) Areas of surface water flood risk / EA mapping	N/A	N/A	The site does not have any risk of surface water flooding	Part of the site has a risk of surface water flooding	The whole site has a risk of surface water flooding.	N/A



SEA Objective	Indicator / Source	Impact / Effect					
		Strong Positive	Minor Positive	No impact / Neutral	Uncertainty	Minor Negative	Strong Negative
		++	+	0	?	-	--
	(15.3) Proximity to SPZs / EA mapping	N/A	N/A	Allocation does not fall in any SPZs or insignificant proportion (<25%) lies within SPZ1, 2 or 3	Significant proportion of allocation (>=25%) falls within SPZ3	Significant proportion of allocation (>=25%) falls within SPZ1 or SPZ2	N/A
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	(16.1) Proximity to water bodies / GIS mapping	N/A	N/A	All other proposals.	N/A	The proposal is adjacent to a water body.	N/A

## 3.6 The Assessment of the MNDP's Content

The SEA of the MNDP assesses the document's policies against the SEA Objectives (SOs) outlined in the above framework. The aim is to assess the sustainability effects of the document following implementation. The assessment will look at the secondary, cumulative, synergistic, short, medium and long-term permanent and temporary effects in accordance with Annex 1 of the SEA Directive, as well as assess alternatives and suggest mitigation measures where appropriate. The findings will be accompanied by an appraisal matrix which will document the effects over time.

The content to be included within the table responds to those 'significant effects' of the policy or element of the MNDP subject to assessment. Assessments will also look at the following:

- Temporal effects;
- Secondary, Cumulative and Synergistic effects;
- The assessment of Alternatives; and
- Proposed mitigation measures / recommendations.

These, and 'significant effects' are further described in the following sub-sections.

### 3.6.1 Description of 'Significant Effects'

The strength of impacts can vary dependant on the relevance of the policy content to certain SEA Objectives or themes. Where the policies have been appraised against the SEA Objectives the basis for making judgements within the assessment is identified within the following key:

Possible impact	Basis for judgement
++	Strong prospect of there being significant positive impacts.
+	Strong prospect of there being minor positive impacts.
?	Possibility of either positive or negative impacts, or general uncertainty where there is a lack on current information (to be elaborated in commentary in each instance).
0	No impact.
-	Strong prospect of there being minor negative impacts and mitigation would be possible / issues can be rectified.
--	Strong prospect of there being significant negative impacts with mitigation unlikely to be possible (pending further investigation).
N/A	Not applicable to the scope or context of the assessed content.

Commentary is also included to describe the significant effects of the policy on the sustainability objectives.



### 3.6.2 Description of 'Temporal Effects'

The assessment of the MNDP's content recognises that impacts may vary over time. Three time periods have been used to reflect this and are shown in the appraisal tables as S (short term), M (medium term) and L (long term). For the purpose of the policy elements of the Plan S, M and L depict:

(S) Short term: early stages of the plan period

(M) Medium Term: middle stages of the plan period

(L) Long term: latter stages of the plan period (2036) and where relevant beyond.

### 3.6.3 Description of 'Secondary, Cumulative and Synergistic Effects'

In addition to those effects that may arise indirectly (secondary effects), relationships between different elements of the MNDP will be assessed in order to highlight any possible strengthening or weakening of impacts from their implementation together. Cumulative effects respond to impacts occurring directly from two different policies together, and synergistic effects are those that offer a strengthening or worsening of more than one policy that is greater than any individual impact. Additionally, any cumulative impacts with other plans or projects will be highlighted within the assessment.

### 3.6.4 Description of 'Alternatives Considered'

Planning Practice Guidance states that reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable.

### 3.6.5 Description of 'Proposed Mitigation Measures / Recommendations'

Negative or uncertain impacts may be highlighted within assessments. As such, mitigation measures may be needed, and these will be highlighted in this section for each policy where relevant. In addition to this, this section will also include any recommendations that are not directly linked to negative or uncertain impacts, but if incorporated may lead to sustainability improvements.



## 4. The Assessment of the Plan's Vision and Objectives

### 4.1 Introduction

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The following sub-sections respond to an assessment of each element of the MNDP. This responds to an assessment of each part of the document that could give rise to environmental, social or economic effects. In each sub-section, an assessment of all identified reasonable alternatives, where they exist, has been included for transparency and robustness and in accordance with the SEA Directive. The process behind the identification of each alternative has been included, citing the source of each alternative in each instance.

The following elements of the MNDP are subject to assessment in this SEA:

- Vision & Objectives;
- Policy MP1 – Housing;
- Policy MP2 – Affordable housing;
- Policy MP3 – Affordable housing (2);
- Policy MP4 – Business;
- Policy MP5 – Historic environment;
- Policy MP6 – Building design;
- Policy MP7 – High speed broadband;
- Policy MP8 – Green areas;
- Policy MP9 – Local green spaces;
- Policy MP10 – Open spaces; and
- Policy MP11 – Paths and bridleways.



## 4.2 Vision & Objectives of the MNDP

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### 4.2.1 Context / Justification

Neighbourhood Development Plans should set out a positive vision for the future of the area, reflecting the aspirations of the local community, and include agreed priorities to ensure sustainable development.

The Vision and Objectives for the MNDP is as follows:

#### Vision

To protect and enhance the rural and historic qualities of the neighbourhood / parish while encouraging the right kind of growth to deliver employment, housing (a range of) and community services which meet the needs of the local people.

To develop and sustain the key service status of the neighbourhood / parish by encouraging development that supports a range of employment, services and housing; meeting the needs of local people while protecting and enhancing the quality of the local environment.

To develop a vibrant and prosperous neighbourhood by encouraging development that supports a range of businesses, services and housing; meeting the needs of local people while protecting and enhancing the quality of the local environment.

#### Objectives

- SO1. To embrace change and the development of new homes at a steady, sustainable pace of growth, that will be for the long term benefit of the whole community.
- SO2. To see our parish and its community grow and flourish whilst maintaining the rural village image and not grow so much that Mendlesham village becomes a town.
- SO3. To protect and grow the current services and facilities in the village.
- SO4. To enable the population to grow and become more balanced in terms of age.
- EO1. To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.
- EO2. To enhance access to the open countryside.
- EO3. To protect the rural characteristics of the parish.
- EO4. To maintain our existing rural views.
- EO5. To keep as much of our local agricultural land as possible for agriculture.
- EO6. To enhance the rural character of the parish through new community environmental planting projects, additional footpaths, cycle routes and bridleways.
- EO7. To have distinctive and flourishing settlements that exhibit community vitality.



- BO1. To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).**
- BO2. To support the diversification of suitable redundant agricultural, brownfield and previously used sites.**
- BO3. To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start-ups; expanding the local economy including local employment opportunities.**
- BO4. To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.**

## 4.2.2 Significant and Temporal Effects

The following assessment explores whether the MNDP's Vision and objectives are broadly compatible and seek to aspire to meeting the SEA Objectives that have been specifically devised for the MNDP area.

**Table 5: Compatibility with and adherence to the SEA Objectives: Vision & Objectives**

SEA Objectives (SO)	Are the Vision & Objectives compatible with the SEA Objectives?
1) To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	✓
2) To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	✓
3) To ensure good quality design that is compatible with local characteristics.	✓
4) To ensure necessary improvements in infrastructure to support new development.	✓
5) To ensure that development is as energy efficient as possible	✓
6) To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	✓
7) To promote and maximise the use of sustainable transport modes and to promote home working	✓
8) To minimise traffic movements through the Conservation Area.	✓
9) To ensure that the location of development is compatible with neighbouring uses.	?

SEA Objectives (SO)	Are the Vision & Objectives compatible with the SEA Objectives?
10) To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	?
11) To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	✓
12) To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	✓
13) To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	✓
14) To protect and enhance existing features of biodiversity within the Plan area	✓
15) To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	?
16) To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	?

The MNDP's Vision and Objectives are largely compatible with the majority of the SEA Objectives that have been identified as relevant to the MNDP area. This is particularly true of social and economic objectives.

There are however a number of gaps regarding those SEA Objectives related to air and water quality, and flood risk where these themes are not specifically covered within the Vision and Objectives. This is also true regarding the compatibility of neighbouring uses and the preservation of the best and most versatile agricultural land in the first instance.

The absence of these potential issues being directly mentioned is understandable, as the MNDP has the primary remit of ensuring sustainable growth. In broad terms, sustainability is about achieving an effective balance in acknowledgment that social and economic gains can often come at a cost of environmental considerations, particularly in a rural area. A number of the environmental themes that are not included as Plan objectives can be viewed as secondary considerations in a planning context, with mitigation a positive outcome rather than gains being sought. Detailed policy content exists within the Plan to adequately ensure that there is no deterioration of environmental conditions and that any pre-existing issues are not felt by new or existing communities. Similarly, some aspects of environment protection and planning policy in general are already adequately considered through District level policy, and the decision has been made not to replicate these in this MNDP.

### 4.2.3 Alternatives Considered

The Plan's Vision and Objectives can be seen to generally summarise the content of the MNDP. As such,



the Vision and Objectives as written have been selected. The individual elements of the Vision and Objectives are elaborated on in more detail within the MNDP's policy content. Alternatives are explored in more detail within the assessment of these policies later within this SEA, commensurate to their individual context.

#### 4.2.4 Proposed Mitigation Measures / Recommendations

No recommendations or mitigation measures are proposed.

### 4.3 Housing Policy

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#### 4.3.1 Context / Justification

The MNDP identifies a challenge facing the Parish related to housing. The MNDP states that the main challenge facing the Parish is future development and there are two areas that need to be carefully considered, firstly Mendlesham village and, secondly, the outlying settlements of Mendlesham Green, Tan Office and other small collections of dwellings.

In response to historic expansion of Mendlesham, the MNDP seeks to provide guidance through policy to ensure the right type, density, location and size of development for the village.

##### 4.3.1.1 Regarding the Appraisal of Policy MP1: Housing

Policy MP1, as included within the MNDP, includes elements of housing policy that introduce and address need in a general manner, and also allocations for housing in which policy criteria are site specific. For the purposes of assessing the Policy within this SEA, and the consideration of alternatives, the Policy has been separated into two themes. These are referenced within this SEA, and summarised, as:

- Policy MP1 – Housing. Relating to Policy content addressing housing numbers for the MNDP area and general locational criteria.
- Policy MP1(A) – Housing (Allocations). Relating to those policy elements regarding specific housing allocations only.

The following sub-sections assess these separate elements of Policy MP1 – Housing.

#### 4.3.2 Policy MP1 - Housing

The elements of the Policy selected for separate appraisal under Policy MP1 read as follows:

##### **Policy MP1 - Housing**

**A minimum total of 161\*\* new homes over the period 2018-2036 is supported, however any significant increase to this figure will need to demonstrate clearly that the existing local services infrastructure will be able to cope or, if not, then appropriate measures will be provided as part of the development proposals.**

**Proposals for new dwellings will be supported within the existing Mendlesham village settlement boundary subject to other relevant policies in this plan and those of the district and national bodies.**

Outside of the existing Mendlesham village boundary, individual development proposals, that are immediately adjacent to that boundary, to develop small sites of sustainable new homes will be considered subject to their meeting the relevant planning policies of the Mid Suffolk District Council and Mendlesham Neighbourhood Plan. The local community prefers small sites to provide 20 dwellings or less. Each proposal will be judged on its merits.

Small scale development of sites that are not within or adjacent to the existing Mendlesham village boundary will be considered where they properly satisfy sustainability criteria listed in paragraph 3.25 of this plan.

\* Base figure of 644 homes as at 1 April 2018

\*\* Individual properties involved in the 161 minimum total figure are identified in the Mid Suffolk SHELAA report available at <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-BMSDC-Joint-SHELAA-Report-July-2019-v2.pdf> [Pages 458 and 459]

#### 4.3.2.1 Alternatives Considered

It should be noted that a separate section of this Report (Section 4.7) discusses in detail whether reasonable alternatives regarding Plan-level housing numbers / quanta exist.

No other alternative approaches have been considered 'reasonable' for exploration within this SEA Environmental Report. Any deviations away from the Policy that remain consistent with the requirements of the NPPF and planning policy at the district level could not be considered 'distinctly different' to warrant separate assessment within this Report. Regarding the proposed size of development proposals, the Policy as worded includes a statement that the local community prefers small sites to provide 20 dwellings or less. This has been demonstrated through the Plan's survey work and through consultation on various iterations of the MNDP. It is not considered that this preference would have any material weight in the determination of planning applications as worded, as 'each proposal will be judged on its merits.' No alternatives have therefore been identified within this SEA relevant to the size or quanta of individual development proposals.

#### 4.3.2.2 Significant, Secondary and Temporal Effects

Table 6: Impact on SEA Objectives: Policy MP1

Assessment of Policy MP1																
Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	+	+	+	0	+	0	?	0	+	?	?	0	0	0	0
Medium Term	0	+	+	+	0	+	0	?	0	+	?	?	0	0	0	0
Long Term	0	+	+	+	0	+	0	?	0	+	?	?	0	0	0	0
Commentary	The Policy has been assessed as having a number of positive effects on relevant sustainability criteria. Further positive effects can be expected in the long term in line with the MNDP's identified housing quantum, and in line with the MNDP's allocation of sites / proposals that seek a steady supply of completions															



throughout the Plan period. The MNDP considers 'managed growth' throughout the plan period, to ensure a number of aspirations regarding infrastructure capacities and to further ensure that there is no undue strain on key services. The Policy seeks to direct growth to the existing village of Mendlesham, through brownfield sites in the first instance, then those sites that are adjacent to the development boundary and are proportionate. This can ensure that the village grows in a form that does not detract from the current settlement pattern, affording positive effects on townscape. This will also support a number of other sustainable benefits, both directly and indirectly, such as access to services and minimising the loss of agricultural land.

Uncertainty within the assessment of this Policy alone surrounds the Policy's ability to be compatible with a number of specific characteristics of Mendlesham and aspirations of the MNDP, particularly those regarding landscape, the historic environment, and also minimising the effects of transport movements through the Conservation Area. This is due to the Policy's general preferences for growth in and around the village of Mendlesham. Despite this, the Policy is thematic and other policies exist within the MNDP and at the District level that are specifically relevant to these themes. Further discussion of the likelihood and significance of any negative effects in this regard should be explored within single issue Policies regarding landscape and the historic environment and of the Plan as a whole.

#### 4.3.2.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The village of Mendlesham is a Key Service Centre as defined in emerging MSDC Local Plan policy. As stated in the Neighbourhood Development Plan at paragraph 3.23, the key growth vision of the MNDP is to ensure that Mendlesham village retains its status as a Key Service Centre and also its character as a compact rural village. With this in mind, the Policy goes some way to ensuring this, by establishing a plan period dwelling target of approximately 161 dwellings in and around the village. The MNDP adds that there is a desire for residents in new homes to feel integrated with the existing community and enjoy easy access to the major facilities in the village. In order to further ensure this, the MNDP disperses new housing development across a range of sites, with the careful phasing of developments on larger sites, directly adjacent to Mendlesham village.

#### 4.3.2.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.



### 4.3.3 Policy MP1(A): Housing (Allocations)

The elements of the Policy selected for separate appraisal under Policy MP1(A) read as follows:

#### Policy MP1(A): Housing (Allocations)

Five sites have been identified as the locations for future development across the parish.

Any proposal for new development at or adjoining a gateway access to the village should be set back at least 5 metres from the highway and will require a suitable native hedging and planting scheme.

The following sites are identified for future development in years 2017-2022:

- Land to the west of Old Station Road, formerly known as the G.R. Warehousing site (under development as Station Fields). 56 dwellings, 6 of which are affordable.
- Land to the North West of Mason Court, known as Old Engine Meadow. 18 dwellings.

This site will be supported for housing development provided combined with the site below (land to the West of Mason Court).

As an edge of village settlement and gateway site from the Cotton Road, development will require a high degree of landscaping and screening along its boundaries. Retention of existing mature trees and hedging.

Hedging along the western / northern and eastern boundaries should be substantial and enhanced in order to protect the rural approach and view to the village from Chapel Road.

Vehicle access to the site from Ducksen Road will not be allowed.

A pathway and cycle track via Ducksen Road will be supported.

The recommendations of the SFRA Part 2 should be factored into any forthcoming reserved matters application.

- Land to the West of Mason Court and adjacent to Horsefair Close. 10 dwellings (all to be affordable)

This site will be supported for development provided it is combined with the Old Engine Meadow site as above. This site already benefits from mature trees and hedging on its western boundary, these should be protected and enhanced.

- Land to the East of the Mendlesham Road at Mendlesham Green. Up to 10 affordable or rented dwellings.

This site will be supported for development as affordable housing, dwellings will be set back from the road and the existing front hedge will be retained.

Arrangements to deal with any issues of noise or odour from the adjacent farm should be specified.

The following sites are identified for future development in years 2022-2036.

- Land to the South of the Ropers Farm estate, South of Glebe Way. [SHELAA reference SS0065]. Up to 75 dwellings with up to 35% affordable.

This site will be supported for development as a phased development commencing earliest



2022.

Sufficient green space and screening will be provided to protect the setting of Elms Farm (grade 2\*) to the west of the site.

The River Dove along the east of the site will be provided with a protective buffer zone, which will be planted to provide an effective screen and green space along the whole stretch of the river on site, in order to enhance and protect the rural environment and view from Oak Farm Lane.

The existing rural footpath along the north of the site will be retained and a wide buffer zone will be maintained to protect the rural amenity of the residents of Glebe Way.

The affordable housing on site will be mixed within the development and not in one block.

The whole site (MNDP2a and MNDP2b) is the only one possessing the unique ability to protect the historic heart of Mendlesham Village by diverting a significant amount of existing and future local traffic away from the Conservation Area.

Landscaping will be installed on the eastern edge of the site to ensure the site blends in with the surrounding landscape.

A Heritage Impact Assessment should be provided.

The recommendations of the SFRA Part 2 should be factored into any forthcoming reserved matters application.

In addition a windfall allowance of 2 new dwellings per year will be factored into growth calculations.

All of the above sites will enable a growth of at least 161 dwellings in the period 2018-2036.

#### 4.3.3.1 Alternatives Considered

The principles and requirements of this Policy aspire to ensure that sustainable development will be met from any successful proposal. As far as the Policy criteria for each site seek to ensure sustainable outcomes, they accord to the presumption in favour of sustainable development of the NPPF. As such no other alternative approaches regarding the principle of the Policy can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

Part 3 of the emerging MSDC Joint Local Plan includes housing allocations across the District, including Mendlesham village. This Plan allocates two sites within the MNDP area:

- Site LA073 – Land south of Glebe Way, Mendlesham (25 dwellings and associated infrastructure); and
- Site LA074 – Land north-east of Chapel Road, Mendlesham (50 dwellings).

These Joint Local Plan allocations within Mendlesham do not correlate with those of the MNDP. Policy SP03 – Settlement Hierarchy of the emerging Joint Local Plan states that '*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 Joint Local Plan and/or in Neighbourhood Plans*'.

The emerging Joint Local Plan's site allocation policies are titled 'Non-Strategic – Place and Allocations Policies'. National Planning Practice Guidance for Neighbourhood Planning states that, 'a neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies' (Paragraph: 004 Reference ID: 41-004-20190509). It is expected that the MNDP will reach a stage of examination before that



of the emerging Joint Local Plan, so much will depend on the MNDP’s compliance with the strategic policies of the Joint Local Plan and the merits of the site allocations that the MNDP includes.

Site appraisals of the preferred and alternative site options are included and considered in a separate section of this Report and also within Appendix 2. It should also be noted that this separate section of this Report assesses various different options regarding Plan-level housing numbers / quanta in more detail, as well as different combinations of alternatives sites to meet the quantum of 161 dwellings in comparison to the preferred approach outlined in Policy MP1. This scenario-based ‘combinations assessment’ includes discussion of the sustainability implications of the MNDP allocations together, as well as the MSDC allocations as an alternative and all other relevant combinations of sites that have been submitted that meet the MNDP housing need quantum.

#### 4.3.3.2 Significant, Secondary and Temporal Effects

As specified above, specific site appraisals are included and considered in a separate Section (Section 5) of this Report and also within Appendix 2. These assessments consider the effects of the sites based on the principle of development of the scale proposed in each instance and on red-line boundaries only, with no consideration of whether the policies of the MNDP would act to mitigate any possible effects or ensure further positive outcomes. This ensures a fair appraisal.

These appraisals highlight a number of impacts relevant to the 16 SEA Objectives identified to assess the MNDP. The assessment of this Policy below explores whether the on-site impacts identified in Appendix 2 are appropriately addressed within the criteria of Policy MP1, per site, in order to maximise the sustainability benefits and minimise negative effects through any forthcoming planning applications. For this reason, each of the four allocated sites has been appraised separately.

**Table 7: Impact on SEA Objectives: Policy MP1(A)**

Land to the west of Old Station Road (site reference in this SEA: MNDP10)																
Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commentary	This site has been built out since the start of the plan-making process. As such, no policy criteria have been included within Policy MP1(A). No impacts have been identified for the site within the assessment of this Policy however a site assessment has been included within Appendix 2 in order to aid the identification of any cumulative impacts resulting from the Plan’s housing site allocations on a Plan-wide level.															
Land to the North West of Mason Court, known as Old Engine Meadow & Land to the West of Mason Court and adjacent to Horsefair Close (site reference in this SEA: MNDP11)																



Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	+	0	0	0	?	+	0	0	0	?/+	0	0	0	0	0
Medium Term	0	+	0	0	0	?	+	0	0	0	?/+	0	0	0	0	0
Long Term	0	+	0	0	0	?	+	0	0	0	?/+	0	0	0	0	0

This site has planning permission, yet site specific criteria exist within the Policy to reflect its 'outline' status. To this effect, the MNDP may have some material weight and may influence any reserved matters application that may be forthcoming, although the principle and quantum of development has already been established through the outline application.

The key issues to overcome identified within the assessment of the site in Appendix 2 are summarised as:

- Parts of the site would be distanced from a convenience shop, the school and a bus stop.
- Loss of hedgerows.
- The site is within an area with high visual sensitivity.
- A large proportion of the site is within Flood Risk Zones 3 and 2.
- Associated with fluvial flood risk concerns, the potential for negative effects on water quality.

The Policy will have positive outcomes related to housing. The Policy can be seen to successfully ensure that no scheme would be permitted that did not attempt to mitigate as far as is possible the landscape impact of the site, associated with a key entrance gateway to the village. To this extent there would be no negative impact that can be expected from any subsequent development and neutral to positive impacts are highlighted. Regarding access to services, the assessment of the site explored viable routes through the village that were accessible by walking and cycling and found that north-western parts of the site would not be suitably accessible for all. The Policy responds to this by ensuring that a pathway and cycle track via Ducksen Road would be supported which would ensure that these services would be more accessible and being diverted via Chapel Road; however there are question marks as to the preferred access point to the site, ensuring a general uncertainty surrounding SEA Objective 6. Despite this, the site has planning permission indicating that access issues are not perceived as insurmountable.

In an early iteration of this SEA Report, which was shared with the MNDP Group, uncertain impacts were highlighted regarding SEA Objective 15, in response to the absence of any policy criterion that seeks to ensure that there would be no risk from fluvial, surface or groundwater water flooding. Uncertain impacts were also highlighted regarding the absence of any associated water quality assessment needed. Recommendations were made in that early iteration of the SEA due to a large proportion of the site being within Flood Risk Zones 3 and 2 associated with a tributary of the River Dove to the north, and these have been taken onboard and factored into the Policy, with the inclusion of a criterion that 'the recommendations of the SFRA Part 2 should be factored into any forthcoming reserved matters application.' The site has been granted outline planning permission, which indicates that negative effects can be ruled out regarding flood risk and water quality, in accordance with the principle and quantum of development adhering to District level planning policies. This SEA considers that there would be 'no impact' on SEA Objectives 15 and 16 as a



result.

**Land to the East of the Mendlesham Road at Mendlesham Green (site reference in this SEA: MNDP12)**

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	+	?	0	0	?	0	0	0	0	0	0	0	0	0	0
Medium Term	0	+	?	0	0	?	0	0	0	0	0	0	0	0	0	0
Long Term	0	+	?	0	0	?	0	0	0	0	0	0	0	0	0	0

The key issues to overcome identified within the assessment of the site in Appendix 2 are summarised as:

- The site is not adjacent to the settlement boundary proposed for the hamlet.
- It would be distanced from the GP Surgery, a convenience shop and the school.
- Access to the site does not currently exist.
- The location may lead to increased traffic through the Conservation Area, north.
- The proposal adjoins a poultry farm to the east / south east.
- A small pond exists on site.

The Policy will have positive outcomes related to housing. The site is approximately 3,000-3,500m from services in Mendlesham which cannot be addressed through any policy criteria, however it should be noted that a bus stop exists to the immediate south west of the site. Access to the site does not currently exist but could be achieved from Mendlesham Road to the west, however there is a general uncertainty surrounding SEA Objective 6 and access arrangements. It is recommended that the Policy be expanded to ensure that suitable access to the site could be achieved. An early iteration of the SEA Report identified that the site is in close proximity to a poultry farm, which can be expected to ensure some noise and odour issues; a recommendation was made at that stage that the policy could be expanded to ensure that such issues are minimised on site. This recommendation has been made to the Policy, with the inclusion of the criterion 'arrangements to deal with any issues of noise or odour from the adjacent farm should be specified.' This ensures 'no impact' can be expected regarding compatibility with neighbouring uses (SEA Objective 9). The site is not adjacent to the settlement boundary for the hamlet, however is small in size and quantum and contained with surrounding built uses.

**Land to the South of the Ropers Farm estate, South of Glebe Way (site reference in this SEA: MNDP2b)**

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	++	+	?	0	?	0	?	0	0	0	?	0	0	?/0	0
Medium Term	0	++	+	?	0	?	0	?	0	0	0	?	0	0	?/0	0



Long Term	0	++	+	?	0	?	0	?	0	0	0	?	0	0	?/0	0
Commentary	<p>The key issues to overcome identified within the assessment of the site in Appendix 2 are summarised as:</p> <ul style="list-style-type: none"> <li>- Southern parts of the site would be distanced from the GP Surgery, a convenience shop and a bus stop.</li> <li>- Access to the site does not currently exist.</li> <li>- A Public Right of Way borders the site to the north.</li> <li>- The site is in close proximity to the Grade II* Elms Farmhouse to the west and its setting.</li> <li>- A large proportion of the site (over 20%) is within Flood Risk Zones 3 and 2.</li> <li>- Associated with fluvial flood risk concerns, the potential for negative effects on water quality</li> </ul> <p>The Policy will have significant positive outcomes related to housing delivery, and affordable housing, due to the level of growth proposed. Positive design effects can be confidently highlighted in accordance with the Policy's requirement that the affordable housing on site will be mixed within the development and not in one block. The Policy can be seen to aspire to ensure that no scheme would be permitted that did not attempt to mitigate impacts on the Grade II* Listed Elms Farmhouse adjacent to the site. A previous iteration of the SEA Report recommended that the Policy include the requirement for a Heritage Impact Assessment to accompany any planning application, and this recommendation has been included, leading to generally uncertain effects at this stage, with the possibility of negative implications reduced.</p> <p>Regarding the PRoW, the Policy seeks to ensure a wide buffer zone to protect the rural amenity of the residents of Glebe Way, which will ensure that the PRoW is also retained with no diversion. This ensures no effect is highlighted in this assessment.</p> <p>The Policy states that 'the whole site (MNDP2a and MNDP2b) is the only one possessing the unique ability to protect the historic heart of Mendlesham Village by diverting a significant amount of existing and future local traffic away from the Conservation Area.' Investigation into access to the site can be found within the AECOM site assessment report; this document considers access from Glebe Way, but that this only has the potential to support a smaller quantum of houses. AECOM's assessment also highlights the potential of using Oak Farm Lane for access as the land adjacent to the site is under the same ownership. This may require the access road to cross the water course that runs parallel to the eastern boundary of the site, or alternatively require a different access point onto Glebe Way that is not part of the existing planning permission for this part of the site. Feasibly, access / egress would have to be from two points in order to meet the requirements of the above quoted policy criterion (likely from Station Road and also Church Road / Glebe Way) and thus uncertain effects are highlighted for SEA Objectives 4 and 8, regarding infrastructure and minimising traffic through the Conservation Area at this stage as a result.</p> <p>A previous iteration of the SEA Report highlighted the possibility of negative impacts regarding SEA Objective 15 (flood risk). This was due to a large proportion of the site (over 20%) being within Flood Risk Zones 3 and 2 associated with a tributary of the River Dove to the north. At that stage it was recommended that the Policy could include a criterion to ensure that the recommendations for the site as included within the SFRA Part 2 are taken onboard. This has been factored into the Policy at this stage and there can be expected to be uncertain to neutral implications as a result.</p>															



#### 4.3.3.3 Reasons for Selecting the Preferred Policy and Rejecting the Alternative Approach

The MNDP Group consider the selection of the MNDP's allocations the most appropriate in light of all submitted and considered alternatives in so far as they can be considered to strike a balance of preserving local characteristics, and crucially conform to the key objectives of the MNDP. Preserving the existing settlement pattern and landscape value as far as is possible is a key thread running through the MNDP, as is ensuring that future traffic movements north and south into and out of the village are directed away from the core of the Conservation Area. The site criteria within the Policy respond to aspirations on site in order to ensure sustainable development is forthcoming from any eventual proposals. More information on the selection and rejection of site options is included within this Report at Section 5.7.

#### 4.3.3.4 Proposed Mitigation Measures / Recommendations

In some cases and for some of the allocated sites, an early iteration of the SEA Report that was shared with the MNDP Group highlighted areas where the Policy could be improved to ensure that mitigation of some environmental effects could be ensured through any forthcoming planning applications. Prior to that, the SEA Report suggested that further evidence be commissioned and undertaken to aid site selection, notably a Strategic Flood Risk Assessment (Part 2) and a site level assessment that explored possible heritage effects. Relevant to the Policy itself, and its criteria based approach regarding site allocations, recommendations made throughout the process included:

##### **Land to the North West of Mason Court, known as Old Engine Meadow & Land to the West of Mason Court and adjacent to Horsefair Close**

- Due to there being a large proportion of the site (over 20%) within Flood Risk Zones 3 and 2 associated with a tributary of the River Dove to the north, a SFRA Part 2 was undertaken to assist in the selection of sites, and a previous iteration of the SEA recommended that the Policy include the SFRA's recommendations for the site. This has been factored into the Policy, and as such no recommendations are made at this stage.

##### **Land to the East of the Mendlesham Road at Mendlesham Green**

- Access to the site does not currently exist but could be achieved from Mendlesham Road to the west, however there is a general uncertainty surrounding SEA Objective 6 and access arrangements. It is recommended that the Policy be expanded to ensure that suitable access to the site could be achieved.
- An early iteration of the SEA Report recommended that as the site is in close proximity to a poultry farm, which can be expected to ensure some noise and odour issues, the policy could be expanded to ensure that such issues are minimised on site. This recommendation has been suitably factored into the Policy criteria.

##### **Land to the South of the Ropers Farm estate, South of Glebe Way**

- A previous iteration of the SEA Report shared with the MNDP Group recommended that the Plan ensure that the risks to the heritage asset from the principle of development on the site are understood and evidenced and that any forthcoming planning application is accompanied by a Heritage Impact Assessment. This has been factored into the Policy at this stage.
- The previous iteration of the SEA Report also recommended that the Policy could include such criteria to ensure that the recommendations for the site as included within the SFRA Part 2 are



taken onboard, in response to a large proportion of the site (over 20%) being within Flood Risk Zones 3 and 2 associated with a tributary of the River Dove to the north. This recommendation has also been factored into the Policy at this stage.

#### 4.3.4 Policy MP2: Affordable Housing

The Policy reads as follows:

##### Policy MP2: Affordable Housing

Normally any affordable housing within the parish should be available, in the first instance, to people who can demonstrate local connections (such as family origin or current residency) in accordance with Mid Suffolk District Council's Local Connection Criteria.

All new affordable housing in Mendlesham will normally be allocated to people with a strong local connection to the parish whose needs are not met by open market housing. In this context a strong local connection means a person or persons:

- Who has lived in the parish for two of the last three years and is currently a resident, or
- Who has lived in the parish for at least three years or whose parents or children are currently living in the parish and have five years continuous residence there, or
- Who work in the parish and need to live close to their work.

Where such a person or persons cannot be found, affordable dwellings may be occupied by persons (and their dependants) of an adjoining parish who meet the above criteria or by nominees that are eligible for housing from the Babergh / Mid Suffolk area.

##### 4.3.4.1 Alternatives Considered

Mid Suffolk District Council, in their 2006 alteration to the Mid Suffolk adopted Local Plan (1998) (regarding policies for affordable housing) state that, local housing need is defined for the purposes of the Local Plan as:

*'The requirement of an individual or family to live within a particular part of Mid Suffolk who cannot afford to buy or rent housing appropriate for their needs in the prevailing free housing market. In particular they would include:*

- *Existing residents needing separate accommodation in the area such as single people, newly married couples, disabled people and people leaving tied accommodation on retirement.*
- *People with the offer of a job in the locality, or whose work provides important local services and who need to live close to a particular village.*
- *People who are not necessarily resident locally but have long standing links with the local community such as elderly people wishing to move back to a village to be near relatives.*
- *Persons or households on the District Council's housing needs register.'*

In the absence of the MNDP the District Council's adopted policies would apply, and this remains the case even with the inclusion of this Policy within the MNDP. The Policy's local connection criteria are not distinctly



different from those of the adopted 2006 Local Plan affordable housing policy to warrant separate assessment in this SEA Environmental Report, representing a 'business as usual / do nothing' scenario. As such no alternatives have been considered reasonable for assessment within this SEA Environmental Report.

#### 4.3.4.2 Significant, Secondary and Temporal Effects

**Table 8: Impact on SEA Objectives: Policy MP2**

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commentary	There will be no impacts resulting from this single theme Policy. The Policy, in stating the local connection criteria for affordable housing, does not directly respond to any of the key sustainability issues for the MNDP area, from which the SEA Objectives are derived. The Policy will not ensure that there is an increase in affordable housing within the MNDP area, which is more appropriately covered within Policy MP3 and Policy MP1(A).															

#### 4.3.4.3 Reasons for Selecting the Preferred Policy

The MNDP at paragraph 3.33 states that, *'the current demand for affordable housing in Mendlesham is best defined by statistics from Mid Suffolk District Council's housing register (as at 28 January 2015). 6 families with a local address and 3 families with a local connection want accommodation in Mendlesham.'* The Policy is not distinctly different from that of the MSDC adopted Local Plan's policy on such matters and seeks to ensure that affordable housing responds to local needs in a manner which is evidence-led yet inclusive. For this reason, the Policy as worded has been progressed.

#### 4.3.4.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

### 4.3.5 Policy MP3: Affordable Housing (2)

The Policy reads as follows:

#### **Policy MP3: Affordable Housing**

**On open market housing developments of more than 10 dwellings a proportion of dwellings up to 35% shall be provided as affordable dwellings to address evidence of housing need. An agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning**



**permission in small groups or clusters distributed throughout the site.**

**In exceptional circumstances where it can be demonstrated that the level of affordable housing sought would make a development unviable in light of changing market conditions, individual site circumstances and development costs, a revised mix of affordable house types and tenures and a lower level of affordable housing provision may be sought. The off-site provision of affordable dwellings will only be permitted where the provision of additional affordable dwellings, or the improvement or a better use of existing housing stock would contribute to the creation of a mixed and balanced community.**

**If it is conclusively demonstrated that it is not possible or appropriate to build affordable homes onsite or offsite, a financial contribution will be secured through a planning obligation towards the future provision of affordable housing, which should be of 'broadly equivalent value' to that which would have been provided onsite.**

4.3.5.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. Policy H4 of the MSDC Local Plan (2006) specifies that the LPA will seek to negotiate an element of affordable housing of up to 35% of the total provision on appropriate sites. Policy H4 also sets a threshold (for settlements such as Mendlesham) as those sites that are of 5 dwellings or more or sites of 0.17ha. The MNDP Policy is not distinctly different from the adopted Local Plan policy and as such no other alternatives have been considered reasonable to warrant assessment within this SEA Environmental Report.

4.3.5.2 Significant, Secondary and Temporal Effects

**Table 9: Impact on SEA Objectives: Policy MP3**

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Commentary	<p>The Policy can be expected to ensure positive effects regarding both the delivery of affordable housing (including a variety of types and tenures) and also design based objectives through ensuring that affordable units are located in small groups or clusters distributed throughout each site. On this latter point, positive implications are associated with ensuring that there is no single concentration of such units in schemes, which can often lead to a lack of cohesion across the wider development.</p> <p>The percentage of 35% of total dwellings and the threshold of 10 dwellings or more is broadly consistent with those set at the District level, however it should be noted that the MSDC 'altered' Policy H4 requires a lower threshold of 5 dwellings for rural settlements. Nevertheless, consideration should be made for the additional Policy content regarding how affordable housing thresholds and percentages might affect viability which can</p>															



be seen to rationalise the Policy's higher threshold. The MNDP states at paragraph 3.34 that over the past 30 years or so Mendlesham Village has seen its availability of affordable housing reduce from 131 units to 86, a reduction of over 34%. In terms of quantifiable effects, the MNDP can be expected to address this loss through the delivery of around 59 net new affordable units, based on the information supplied in Policy MP1(A). Additionally, flexibility is ensured through the Policy which further ensures that market-led development is still forthcoming throughout the MNDP period following a pattern of steady growth.

#### 4.3.5.3 Reasons for Selecting the Preferred Policy

The Policy adapts adopted MSDC Local Plan policy into a local context to ensure that affordable housing shortages, and trends in availability within the village, are tackled through a percentage and threshold that do not stifle market-led development proposals and seek positive increases in affordable units that are well integrated into new schemes. For this reason, the Policy as worded has been progressed.

#### 4.3.5.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

## 4.4 Business / The Rural Economy Policy

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### 4.4.1 Policy MP4: Business

The Policy reads as follows:

#### **Policy MP4: Business**

**Proposals to develop small business hubs within the parish will be supported where they do not compromise the rural setting or adversely affect neighbour amenity.**

**Change of use from residential to business will be supported for suitable developments within the wider parish where they can provide additional work opportunities and do not compromise the rural setting or adversely affect neighbour amenity.**

#### 4.4.1.1 Alternatives Considered

The MNDP is not seeking to allocate or identify land for large commercial developments due to concerns surrounding the rural environment and a desire to support people to develop small businesses that will form part of the growth of the Parish and maintain its sustainability. The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

#### 4.4.1.2 Significant, Secondary and Temporal Effects

**Table 10: Impact on SEA Objectives: Policy MP4**

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	+	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0
Medium Term	+	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0
Long Term	+	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0
Commentary	<p>The Policy will have minor positive impacts on SEA Objective 1 related to business and economic growth. Effects are not highlighted as significantly positive in so far as the Policy does not seek commercial developments or set out any locational criteria for new employment premises, instead preferring 'home businesses' and allowing a degree of discretion as to what constitutes a 'compromise of rural setting' or 'an adverse effect on neighbour amenity'.</p> <p>The Policy does not seek to allocate any land for employment purposes or seek the retention and growth of existing business premises within the Plan area, however supports new proposals in principle both in regard to new built development and changes of use. This latter inclusion within the Policy should also have some minor positive implications on reducing out-commuting; widening employment choice for residents. There could also be minor indirect effects on supporting local services and facilities through enhancing local spending trends within the MNDP area.</p>															

#### 4.4.1.3 Reasons for Selecting the Preferred Policy

The MNDP states that *'growth of small business in and around Mendlesham will provide new local employment opportunities and reduce the need for distance commuting. We want to support a flexible environment where businesses may start and grow.'* For this reason, the Policy as worded has been progressed.

#### 4.4.1.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this policy.

## 4.5 Design Policy

### 4.5.1 Policy MP5: Historic Environment

The Policy reads as follows:

#### Policy MP5: Historic Environment

**Any designated heritage assets in the Parish and their settings, will be conserved and enhanced for their historic significance and their importance with particular regard to their local distinctiveness, character**



and sense of place.

Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.

A detailed proposal should be put forward for all new developments requiring planning permission identifying any potential increases in traffic flows and what mitigating measures will be put in place to minimise the effects.

Any proposal for development requiring planning permission which would generate Heavy Goods Vehicle traffic needing to access the Conservation area must provide a transport statement showing that the proposal will not have an unacceptable traffic impact on the Conservation area.

Any new housing or business development that is within the conservation area or the setting of any designated or non-designated heritage asset will be supported provided it does not have an adverse impact upon the significance of the heritage asset.

All new development should demonstrate a clear understanding of the rural context of Mendlesham and provide appropriate levels of landscaping, boundary and screening planting; in accordance with the “Landscape and visual assessment of Mendlesham” supporting document (SD19) which forms part of this policy. Policy SD19 is to be considered with and read in conjunction with, this policy.

4.5.1.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.5.1.2 Significant, Secondary and Temporal Effects

Table 11: Impact on SEA Objectives: Policy MP5

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	0	+	0	0	0	0	+	0	0	+	++	0	0	0	0
Medium Term	0	0	+	0	0	0	0	+	0	0	+	++	0	0	0	0
Long Term	0	0	+	0	0	0	0	+	0	0	+	++	0	0	0	0
Commentary	The Policy will have significant positive impacts on protecting and enhancing the historic environment (SEA Objective 12), as well as minor effects in ensuring new traffic movements are not directed through the Conservation Area (SEA Objective 8). The Policy is considered to be in line with national requirements, as well as district-level Policy and adds further information regarding local characteristics relevant to the Plan area. Minor indirect effects are also likely to be forthcoming regarding SEA Objectives related to design and landscape where such factors are intrinsically linked to the historic environment and as a result of any successful development															





Short Term	0	0	++	0	+	0	0	0	0	0	0	+	0	0	0	0
Medium Term	0	0	++	0	+	0	0	0	0	0	0	+	0	0	0	0
Long Term	0	0	++	0	+	0	0	0	0	0	0	+	0	0	0	0
Commentary	<p>The Policy seeks to ensure encourage new development to respect and fit in with the built form and character of Mendlesham and it can be considered to actively ensure this through the Policy criteria. The Policy will additionally ensure positive links with protection objectives regarding the historic environment, as well as ensuring conformity to the latest guidance on environmental controls such as vehicle emissions, domestic heating, sustainable water management and the current Suffolk Design Code.</p>															

#### 4.5.2.3 Reasons for Selecting the Preferred Policy

The MNDP states that *‘The Mendlesham Neighbourhood Plan is aimed at ensuring that all development is of a high quality and sustainable while maintaining and enhancing the character and local distinctiveness of the parish. Any new development should be carefully considered to ensure that good place-making is at the heart of any proposals.’* For this reason, the Policy as worded has been progressed.

#### 4.5.2.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this policy.

### 4.5.3 Policy MP7: High Speed Broadband

The Policy reads as follows:

**Policy MP7: High Speed Broadband**

**The provision of high speed broadband is seen as essential for all development proposals (dwellings and businesses) in the Parish.**

**All new dwellings and business buildings shall incorporate a suitable infrastructure to enable high speed broadband.**

#### 4.5.3.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

#### 4.5.3.2 Significant, Secondary and Temporal Effects

**Table 13: Impact on SEA Objectives: Policy MP7**

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0
Medium Term	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0
Long Term	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0
Commentary	The Policy actively seeks to ensure that high speed broadband is secured for all new developments within the Parish. Since the initial inclusion of this Policy within the adopted iteration of the MNDP in 2017, high speed broadband has been introduced to Mendlesham. Nevertheless, the Policy will ensure indirect positive impacts within the wider Parish regarding the potential for increases in home working, reductions in out-commuting and also support for small local businesses including any schemes for diversification.															

#### 4.5.3.3 Reasons for Selecting the Preferred Policy

Home working can reduce out-commuting, boost local economies through more use being made of local facilities and enhance individual spending power as a result of lower commuting costs. It also widens the employment choices for individuals. For this reason, the Policy as worded has been progressed.

#### 4.5.3.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

## 4.6 Visually Important Open Space and Views Policy

### 4.6.1 Policy MP8: Green Areas

The Policy reads as follows:

#### **Policy MP8: Green Areas**

**Development will be supported where proposals for new housing include a suitable provision of, or contribution towards, functional green areas for local residents' recreational purposes in accordance with the current Mid Suffolk District Council's standards for open space provision.**

**Such green area must maintain the rural character of the parish and respect its linkages to the local countryside.**

#### 4.6.1.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords

directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

#### 4.6.1.2 Significant, Secondary and Temporal Effects

**Table 14: Impact on SEA Objectives: Policy MP8**

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0
Commentary	The Policy will have minor positive impacts on with SEA Objective 13 associated with new recreational space provision. There will additionally be minor positive indirect effects regarding landscape at the plan-level where such areas must maintain the rural character of the parish and respect its linkages to the local countryside.															

#### 4.6.1.3 Reasons for Selecting the Preferred Policy

The MNDP states that *'the provision or arbitrary pieces of 'public open space' can result in spaces that are divorced from the main pattern of public street spaces, are neither useful nor attractive and quickly become an ongoing maintenance liability.'* The Policy exists to make open space provision intrinsically linked to specific developments and for this reason, the Policy as worded has been progressed.

#### 4.6.1.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

### 4.6.2 Policy MP9: Local Green Spaces

The Policy reads as follows:

#### **Policy MP9: Local Green Spaces**

The following areas identified on the proposals maps (ref: Section 2 of this document [the MNDP], Figures 2.2 and 2.3 and also in more detail [OS inset maps] in Section 8, Figures 6.1 to 6.6) are designated as Local Green Space. Development on designated Local Green Space will only be permitted in very special circumstances.

Figure 6.8 shows minor areas of green space that are an integral part of the existing housing provision. Development on any of these smaller spaces will only be permitted in very special circumstances\*\*.

- Playing fields at Mendlesham village,



- Children’s play area at Mendlesham village,
- Church graveyards at St. Mary’s, Mendlesham,
- The Mendlesham Millennium Wood,
- Allotments at Mendlesham Green\*\*,
- Baptist Chapel (ex) cemetery at Mendlesham Green.
- Children’s play area at Mendlesham Green.

\*\* Very special circumstances – it is proposed to use some of the Allotment land (directly adjacent to Cedars and currently used only for grazing) for a 10 dwelling social housing development led by the Mendlesham CLT.

#### 4.6.2.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

#### 4.6.2.2 Significant, Secondary and Temporal Effects

**Table 15: Impact on SEA Objectives: Policy MP9**

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0
Commentary	The Policy will have minor positive impacts on with SEA Objective 13 associated with the protection of local green space. There will additionally be minor positive indirect effects regarding landscape at the plan-level where such areas are protected.															

#### 4.6.2.3 Reasons for Selecting the Preferred Policy

The MNDP states that ‘Mendlesham already has a wide range of community open spaces; any impact proposed development may have on these spaces will not be supported. The NPPF (sections 76 and 77 refer) allows us to designate these areas as ‘Local Green Space’ because of their historical and recreational value.’ For this reason, the Policy as worded has been progressed.

#### 4.6.2.4 Proposed Mitigation Measures / Recommendations

An early iteration of the SEA Report recommended that the Policy or supporting justification be expanded to additionally refer to what is considered a 'very special circumstance' for the purposes of aiding the submission of any development proposals on such land. This has been included within the Policy.

#### 4.6.3 Policy MP10: Open Spaces

The Policy reads as follows:

##### Policy MP10: Open Spaces

**Within or abutting settlement boundaries, visually important open spaces will be protected because of their contribution to the character or appearance of their surroundings and their amenity value to the local community.**

**Where appropriate, development proposals must address the effect they will have on any local identified visually important open spaces and any effect on views of the conservation area and demonstrate that they will not significantly affect the views of these spaces.**

**Those visually important open spaces that are also identified as Local Green Spaces in this Plan have an additional level of protection under Policy MP9.**

##### 4.6.3.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

##### 4.6.3.2 Significant, Secondary and Temporal Effects

**Table 16: Impact on SEA Objectives: Policy MP10**

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0
Commentary	The Policy will have minor positive impacts on with SEA Objective 13 associated with the protection of open space. There will additionally be minor positive indirect effects regarding landscape at the plan-level where such areas are protected and also the historic environment regarding views of the Conservation Area.															

#### 4.6.3.3 Reasons for Selecting the Preferred Policy

The MNDP states that 'Mendlesham already has a wide range of community open spaces; any impact proposed development may have on these spaces will not be supported. The NPPF (sections 76 and 77 refer) allows us to designate these areas as 'Local Green Space' because of their historical and recreational value.' For this reason, the Policy as worded has been progressed.

#### 4.6.3.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

#### 4.6.4 Policy MP11: Paths and Bridleways

The Policy reads as follows:

##### Policy MP11: Paths and Bridleways

**New housing and business developments shall, where possible, encourage usage of, and provide linkage to, the network of existing paths and bridleways around Mendlesham.**

**Development proposals for new housing and business developments shall, where possible, demonstrate that they have maximised opportunities to promote walking and cycling and access to the countryside via the Public Rights of Way.**

**Any proposed diversion of a Public Right of Way within a development site should not result in an adverse impact on residential amenity or the safety of the general public.**

##### 4.6.4.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

##### 4.6.4.2 Significant, Secondary and Temporal Effects

**Table 17: Impact on SEA Objectives: Policy MP11**

Temporal Effects	SEA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0



#### Commentary

The Policy will have positive impacts on retaining existing leisure and recreation facilities and accessible natural green space within the Plan area. These impacts also contribute to sustaining and promoting healthy active lifestyles within the Plan area; a wider sustainability theme.

#### 4.6.4.3 Reasons for Selecting the Preferred Policy

The MNDP states that *'throughout Mendlesham there is a network of well-used footpaths and bridleways. Mendlesham has its own walking group and there are also a large number of dog owners, horse riders and cyclists that regularly use the network.'* For this reason, the Policy as worded has been progressed.

#### 4.6.4.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

## 4.7 The Quantum of Growth Allocated in the MNDP

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### 4.7.1 Introduction

National Planning Practice Guidance (NPPG) for Neighbourhood Planning, states that where neighbourhood planning bodies have decided to make provision for housing in their plan, the housing requirement figure and its origin are expected to be set out in the neighbourhood plan as a basis for their housing policies and any allocations that they wish to make. Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it.

The principle of allocating sites for residential development purposes within the MNDP raises the requirement to explore whether alternatives related to the level of growth allocated within the MNDP (i.e. the combined number of net new homes proposed) should also be explored. This section discusses the background and those factors relevant to the MNDP that can assist in the identification of reasonable alternatives to the level of growth contained within the MNDP through site allocations.

### 4.7.2 Are there any 'reasonable' alternatives?

#### 4.7.2.1 Mendlesham Village ('Core Village')

Reasonable alternatives are the different realistic options considered in developing the policies in the MNDP. They need to be sufficiently distinct to highlight the different environmental implications of each so that meaningful comparisons can be made. National Planning Practice Guidance (NPPG) regarding Neighbourhood Plans states that,

*'The National Planning Policy Framework expects most strategic policy-making authorities to set housing requirement figures for designated neighbourhood areas as part of their strategic policies.'* (Paragraph: 101 Reference ID: 41-101-20190509)

The emerging Babergh & Mid Suffolk District Councils' Joint Local Plan (Regulation 18, 2019) identifies a specific plan-period development quantum for Mendlesham at 161 dwellings. This is set out in Table 04 of the emerging Joint Local Plan as part of work to determine the spatial distribution of growth across the wider



District, which is to be read alongside Policy SP04 – Housing Spatial Distribution. This Policy is part of the emerging Joint Local Plan's 'Part 1' which includes Local Plan Objectives and Strategic Policies. The MNDP in turn identifies land for residential purposes, from a base date of April 1st 2018, for a minimum total of 161 dwellings.

In total, discounting existing permissions from consideration as 'new' allocations in either the MNDP or the emerging Joint Local Plan, the village of Mendlesham has been earmarked for a residential development quantum of 75 dwellings through two site allocations that are included within the emerging Joint Local Plan. The MNDP allocates land for 85 dwellings within Mendlesham and Mendlesham Green which is broadly consistent with the quantum allocated within the emerging Joint Local Plan.

Both the MNDP and the emerging Joint Local Plan identify, through allocations, a dwelling quantum of 75 dwellings for Mendlesham Village. As such, no other alternative quanta have been identified for exploration within this SEA.

#### 4.7.2.2 Mendlesham Green ('Hamlet Village')

The MNDP Plan allocates for up to a further 10 dwellings in the 'Hamlet Village' of Mendlesham Green, for affordable housing only. Planning Practice Guidance states that, *'Neighbourhood plans can support the provision of affordable homes for sale that meet the needs of local people by including relevant policies and site allocations. Depending on the content of relevant strategic policies in the local plan or spatial development strategy, neighbourhood plans may be able to vary the types of affordable housing that will be expected, or to allocate additional sites that will provide affordable housing, where this will better meet the needs of the neighbourhood area.'*

The allocation of the land within Mendlesham Green in the MNDP is currently not compliant with emerging Local Plan Policy SP03 – Settlement Hierarchy, which states that *'Development within Hinterland and Hamlet Villages will be permitted within settlement boundaries...'* Additionally, Policy LP01 - Hamlets and Clusters of development in the Countryside also states that, *'within the settlement boundary of identified hamlets the principle of development is acceptable.'* The allocation is not within or adjacent to the settlement boundary of Mendlesham Green as proposed in the emerging Joint Local Plan.

No allocations are included within the emerging Joint Local Plan within Mendlesham Green, as sufficient sites are identified as available, deliverable and suitable in and around other settlements in the District. Despite this, the emerging Joint Local Plan acknowledges that *'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 policies for appropriate rural growth.'* The emerging Joint Local Plan identifies 118 'New Homes' within Hamlets in Mid Suffolk to meet objectively assessed needs for housing between 2018-2036. These homes are to be delivered within settlement boundaries *'which 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 District Council's SHELAA does not include any sites within Mendlesham Green and additionally the District Council's call-for-sites exercise did not capture the site within Mendlesham Green that the MNDP allocates, as evidenced on the interactive map accessible on the Mid Suffolk District Council website. It is therefore evident that the site in Mendlesham Green was not submitted for consideration as an allocation within the emerging Joint Local Plan but has instead been submitted for consideration as an allocation within the MNDP process.



It is important that Mid Suffolk District Council do not consider a conflict of strategic policy in the allocation of land within Mendlesham Green, however notwithstanding this, it is considered within this SEA that there are no alternative quanta to explore as reasonable alternatives at Mendlesham Green.



## 5. Assessment of Site Allocation Options

### 5.1 Introduction

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The allocation of sites for development purposes within the MNDP ensures that the assessment of a number of 'reasonable alternatives' have been required to be assessed within the context of the SEA Directive. Within this section, the sustainability merits and demerits of various site options can be identified for comparison purposes.

The appraisal of sites within this SEA follows the 'SEA Framework for Assessing the Plan's Site Options' which is tabulated earlier on in this report. Reference to the criteria within this framework should be made when viewing the assessment of sites within this Section. A more detailed assessment of the sites, including the rationale justifying predicted impacts can be found in Appendix 2 of this Report.

### 5.2 How have Site Options been identified?

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Sites have been identified by the MNDP Group and also from MSDC's emerging Joint Local Plan evidence base documents, principally the SHELAA. A number of sites were identified within the MNDP boundary through the SHELAA process, as informed by a District-wide call-for-sites undertaken for the LPA's emerging Joint Local Plan process. All residential sites submitted through this process within the MNDP area have been assessed, and no criteria have been used to 'sieve' any out from the SEA process. Additionally, the MNDP Group have identified a number of additional sites through discussions with local landowners, some of which have not been submitted for consideration at the District level as a result.

A number of employment sites were identified through MSDC's call-for-sites exercise. These sites have not been explored within this SEA Environmental Report as no employment sites have been identified for allocation within the MNDP. The suitability of these sites for employment purposes can be considered a development management issue and relevant to the criteria-based policies within both the MNDP and adopted MSDC policy.

### 5.3 Site Options identified within the MNDP area

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The sites in the following table have been identified as 'reasonable' options / alternatives for exploration and potential allocation within the MNDP.

Table 18: Sites identified for assessment within this SEA

Site Ref in SHELAA (SS) / Reference in NP	Address	Potential / submitted site yield (as per SHELAA, or as per assumption included)	SEA Reference
<b>Proposed for Housing</b>			
SS0063	Land north of Mill Road and south of Chapel Road, Mendlesham	Residential development - proposed phased approach Phase 1 approx. 3.5ha 85-90 residential units, Phase 2 approx. 2ha 50-55 residential units.  Estimated dwelling yield 70.	MNDP1
SS0065 / Site 4 (identified by MNDP Group)	Land south of Glebe Way, Mendlesham / Land to the south of Ropers Farm estate, South of Glebe Way	Site representing the outline planning permission - application DC/18/03147: 2.254ha - erection of up to 28 dwellings (including 9 affordable homes).  Site allocated for residential development in the Neighbourhood Development Plan: approx. 5.3ha with an estimated 3-4ha available – estimated dwelling yield up to 75.	MNDP2a (28 dwellings)  MNDP2b (75 dwellings)
SS0083	Land to the north east of Chapel Road, Mendlesham	Residential development. 4.6ha – estimated dwelling yield 50 (as submitted in the MSDC Local Plan call-for-sites process)  Site allocated for residential development in MSDC Local Plan: 2.3ha – estimated dwelling yield 50 (reflecting a smaller portion of the site as submitted but with the same dwelling yield as above).  Site subject to outline planning application at time of writing (REF. DC/19/05915): 2.3ha – submitted dwelling yield 20 dwellings.	MNDP3a (50 dwellings)  MNDP3b (50 dwellings)  MNDP3c (20 dwellings)
SS1015	Land between Mill Road and Old Station Road, Mendlesham	Residential development. 6.44ha - no proposed dwelling yield was submitted through the call-for-sites process. An assumption has therefore been made regarding the yield for the purposes of this SEA on the basis of 25 dwellings per ha. The proposal has therefore been assessed at up to 160 dwellings.	MNDP4
SS0555	Land east of Old Station Road	Residential development. 0.57ha - estimated dwelling yield 5.	MNDP5
SS0579	Land to the east of Oak Farm Lane, Mendlesham	Residential development. 0.51ha - no proposed dwelling yield was submitted through the call-for-sites process. An assumption has therefore been made regarding the yield for the purposes of	MNDP6

Site Ref in SHELAA (SS) / Reference in NP	Address	Potential / submitted site yield (as per SHELAA, or as per assumption included)	SEA Reference
		this SEA on the basis of 25 dwellings per ha. The proposal has therefore been assessed at up to 15 dwellings.	
SS0035	Land north of Brockford Road	Residential development. 1.8 ha - no proposed dwelling yield was submitted through the call-for-sites process. An assumption has therefore been made regarding the yield for the purposes of this SEA on the basis of 25 dwellings per ha. The proposal has therefore been assessed at up to 45 dwellings.	MNDP7
SS0784	Land north of Brockford Road, Mendlesham	Residential development. 15.83ha - no proposed dwelling yield was submitted through the call-for-sites process. An assumption has therefore been made regarding the yield for the purposes of this SEA on the basis of 25 dwellings per ha. The proposal has therefore been assessed at up to 395 dwellings.	MNDP8
SS1063	Land west of A140, Mendlesham	A new settlement of approx. 1,750 dwellings (based on 35dph).	MNDP9
Site 1 (identified by MNDP Group)	Land to the West of Old Station Road formerly known as the G. R. Warehousing site, now under development as 'Station Fields.'	Site proposed for 56 dwellings (6 affordable). 1.76ha.	MNDP10
Site 2 (identified by MNDP Group)	Land to the north west of Mason Court known as Old Engine meadow, combined with the site known as Land to the West of Mason Court and adjacent to Horsefair Close.	Site proposed for 28 dwellings (10 affordable) as per outline planning permission. 1.5ha.	MNDP11
Site 3 (identified by MNDP Group)	Land to the east of the Mendlesham Road and Mendlesham Green	Site proposed for up to 10 affordable or rented dwellings. 0.55ha.	MNDP12

Of these above sites, the following are preferred within the Plan and allocated:

- MNDP10: Land to the West of Old Station Road formerly known as the G. R. Warehousing site, now under development as 'Station Fields.'
- MNDP11: Land to the north west of Mason Court known as Old Engine meadow, combined with the site known as Land to the West of Mason Court and adjacent to Horsefair Close.
- MNDP12: Land to the east of the Mendlesham Road and Mendlesham Green



- MNDP2b: Land to the south of Ropers Farm estate, South of Glebe Way

## 5.4 The Assessment of Site Options

The following table represents an overview of the impacts associated with the site options in the Plan area, and their assessment against the SEA Framework for Assessing the Plan’s Site Options contained earlier within this Report. Appendix 2 outlines the more detailed assessments of these site options, with further consideration of opportunities and constraints.

Table 19: Comparative site assessment

SEA Obj.		Site Reference (*indicates allocated site in MNDP)														
		MNDP1	MNDP2a	MNDP2b*	MNDP3a	MNDP3b	MNDP3c	MNDP4	MNDP5	MNDP6	MNDP7	MNDP8	MNDP9	MNDP10*	MNDP11*	MNDP12*
1.	1.1	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0
	1.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2.	2.1	?	?	?	?	?	?	?	?	?	?	?	?	0	?	+
	2.2	++	++	++	++	++	++	++	+	++	++	++	++	0	++	++
3.	3.1	-	-	-	-	?	?	-	?	--	-	-	?/-	?	?	-
4.	N/A	This Objective is considered a policy consideration / no reliable information available.														
5.	N/A	This Objective is considered a policy consideration / no reliable information available.														
6.	6.1	?/-	-	-	?/-	+	+	?/-	-	-	?/-	?/-	-	-	+	-
	6.2	?/-	-	-	?/-	+	+	?	+	?/-	+	?/+	-	+	?/-	-
	6.3	?/-	+	+	?/-	+	+	+	+	+	+	?/+	-	+	?/-	-
	6.4	+	+	?/-	?	?	?	?	?	?	?	?	?	+	+	?



SEA Obj.		Site Reference (*indicates allocated site in MNDP)														
		MNDP1	MNDP2a	MNDP2b*	MNDP3a	MNDP3b	MNDP3c	MNDP4	MNDP5	MNDP6	MNDP7	MNDP8	MNDP9	MNDP10*	MNDP11*	MNDP12*
7.	7.1	?/+	?/+	?/-	?/-	+	+	?/+	+	+	+	+	-	+	-	+
	7.2	?	?	?	?	?	?	0	0	0	0	-	-	0	0	0
8.	8.1	?	?/-	?	?/-	?/-	?/-	0	0	?/-	?/-	?/-	0	0	0	?/-
9.	9.1	0	0	0	0	0	0	0	0	0	0	0	?	0	0	?
10.	10.1	?	?/-	?/-	?	?	?	?	0	-	?	?	?	0	?	?
11.	11.1	-	0	0	0	0	0	0	0	0	0	-	-	0	-	0
	11.2	--	0	0	-	-	-	--	0	0	--	--	?	0	-	?
	11.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12.	12.1	?	?/-	-	0	0	0	-	-	-	--	--	-	0	0	0
13.	13.1	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0
	13.2	0	0	0	0	0	0	0	0	0	0	?/+	+	0	0	0
	13.3	0	0	0	0	0	0	0	0	0	0	?/+	+	0	0	0
14.	14.1	0	0	0	0	0	0	-	0	0	0	0	-	0	0	0
15.	15.1	0	0/?	-	--	0	0	0	0	?/-	?	0	0	0	-	0
	15.2	?	0	0	0	0	0	0	0	0	0	0	?	0	0	0

SEA Obj.		Site Reference (*indicates allocated site in MNDP)														
		MNDP1	MNDP2a	MNDP2b*	MNDP3a	MNDP3b	MNDP3c	MNDP4	MNDP5	MNDP6	MNDP7	MNDP8	MNDP9	MNDP10*	MNDP11*	MNDP12*
	15.3	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
16.	16.1	-	-	-	-	0	0	0	0	-	-	0	-	0	-	-

### 5.4.1 Comparison of Effects for Selected Allocated and Alternative options

The appraisal of the above sites has been done on a consistent basis and using only a comparable level of information. Comparisons can therefore be made for each site, based on the constraints that are apparent. It is important to acknowledge however, that this SEA Report highlights effects of the site options and compares them to aid the site selection and plan-making processes. It serves as independent evidence like any other: for consideration only, and the MNDP Group are not required or obliged to factor in all of the SEA's findings.

The majority of the sites have similar assessment findings, reflecting the overall sustainability of Mendlesham and the wider MNDP area. To this extent, the main comparisons can be drawn from the on-site environmental constraints, the landscape implications associated with the principle of development at the submitted scales, and distances to existing services.

Regarding those effects that can be considered 'significant', it should be noted that no such effects have been identified for the MNDP's allocated sites, including those that do not currently have planning permission or have recently been built out. The following table briefly sets out which sites have been assessed as having significant effects, and those that have not.

**Table 20: Significant effects highlighted within the site assessments**

Site	Significant Effects highlighted in this report
ALLOCATED SITES	
MNDP2b	No significant effects highlighted
MNDP10	No significant effects highlighted
MNDP11	No significant effects highlighted
MNDP12	No significant effects highlighted

Site	Significant Effects highlighted in this report
ALTERNATIVE SITES	
MNDP1	Landscape impacts
MNDP2a	No significant effects highlighted
MNDP3a	Fluvial flood risk
MNDP3b	No significant effects highlighted
MNDP3c	No significant effects highlighted
MNDP4	Landscape impacts
MNDP5	No significant effects highlighted
MNDP6	Impact related to settlement pattern
MNDP7	Landscape impacts & Impacts on the Historic Environment
MNDP8	Landscape impacts & Impacts on the Historic Environment
MNDP9	No significant effects highlighted

Excluding the above sites with effects assessed as significantly negative, there remain a number of alternative sites that perform relatively well against the sustainability objectives on the whole, and also in comparison to the allocated sites. In further consideration of the fact that two of the four allocated sites either have planning permission or have recently been constructed, some discussion needs to be made regarding comparisons between the two remaining allocated sites without planning permission, and those remaining alternatives that also do not have planning permission. These sites correspond to allocations MNDP2b and MNDP12, and alternatives MNDP3b, MNDP3c, MNDP5 and MNDP9 (alternatives MNDP2a has outline planning permission).

The following table acts as a guide to identify the further assessed effects of these remaining sites, in order to stimulate discussion of their sustainability merits and demerits against each other. Please note that the table acts as a guide only, and the separately identified effects cannot be quantified to reach an overall 'sustainability score.'

Table 21: Effects for comparison of the remaining sites

Site	Number of instances of different ranging effects						
	Significantly positive	Positive	No impact	Uncertain	Uncertain (positive leaning)	Uncertain (negative leaning)	Negative
MNDP2b (Allocated)	1	1	11	4	0	3	6
MNDP12 (Allocated)	1	3	12	5	0	1	4
MNDP3b (Alternative)	1	4	13	6	0	1	1
MNDP3c (Alternative)	1	4	13	6	0	1	1
MNDP5 (Alternative)	0	4	16	4	0	0	2
MNDP9 (Alternative)	1	3	5	7	0	1	9

The comparison of the effects of the allocated and alternative sites in the above table indicates that allocated site MNDP2b will have comparatively more negative effects than all of the alternatives with the exception of MNDP9. The submission of site option MNDP9 is a proposal for a new standalone village that has been rejected by both the MNDP Group and MSDC as not needed within either the MNDP or the emerging Joint Local Plan. MNDP9 has been assessed as having a large number of uncertain effects within this SEA Report, that predominantly arise from a lack of information and the need to rely on assumptions in its appraisal, such as the level of infrastructure that a new settlement would require to be sustainable. In short, it is difficult to assess such a proposal against the other site options using the site assessment framework. The site can be dismissed from further comparison discussion due to the scale of the proposal being far greater than the housing quantum figure supplied to the MNDP Group by MSDC as required and proportionate. Similarly, the proposal can be considered removed from the scope and remit of the MNDP in ensuring community benefits through planning within the village of Mendlesham and Mendlesham Green.

Any direct comparison of site MNDP2b and MNDP5 is difficult, due to the significant differences in land area and dwelling quanta proposed, at up to 75 dwellings and five dwellings respectively. The small scale of site MNDP5 is also reflected in the assessment of effects, with a high number of instances of 'no effect' against the sustainability criteria. It could be considered that at five dwellings, there is no need to allocate the site as it would not contribute significantly to meeting housing needs within the Plan period.

Comparisons can be made regarding allocated site MNDP2b and MNDP3b at up to 75 dwellings and 50 dwellings respectively; both would make a significant contribution to meeting housing needs in the Plan area and over the Plan period. It should however be noted that site MNDP3c, which at 2.3ha represents the entirety of the land identified within MNDP3b, is at the time of writing subject to an outline planning application for 20 dwellings. It is possible that the quantum of development at 20 dwellings responds to the adopted MNDP which sets a limit of 20 dwelling schemes. With this in mind, alternative MNDP3b is considered to represent the main alternative to the emerging MNDP's allocation of site MNDP2b for assessment within this SEA. Site option MNDP3b, for 50 dwellings, is at the time of writing an allocated site within the emerging MSDC Joint Local Plan whereas the full extent of site MNDP2b is not. The assessment

of the sites within Appendix 2 of this Report indicate that site MNDP3b has more positive effects and fewer negative effects than the allocated site MNDP2b. Many of these differences in effects respond to the smaller scale of the site at 2.3ha compared to the 5.3ha of site MNDP3b. The following table outlines the key differences of effects assessed, with accompanying commentary.

**Table 22: Key differences in effects between allocation MNDP2b and alternative MNDP3b**

<b>Sustainability Criteria &amp; Analysis</b>	
<b>(3.1) Settlement pattern</b>	
Analysis:	The effects on the existing settlement pattern largely differ in response to the scale of proposals in terms of land area. Despite the effects raised however, it should be acknowledged that neither site is accompanied by any detailed submitted scheme that could lead to a change in impacts. For instance, the (up to) 75 dwellings proposed on 5.3ha of land within site MNDP2b may be focused to northern parts of the site, with southern parts of the site not subject to built development; this may reduce effects related to settlement pattern. Site MNDP3b in contrast is proposed for 50 dwellings on 2.3ha of land, which suggests the whole site would be subject to built development. In either eventuality however, comparisons are difficult to make regarding settlement pattern based on red line boundary assessments alone, and any effects for either site would likely be able to be mitigated through positive design outcomes.
<b>(6.1) Distance to GP Surgery, (6.2) Distance to convenience shopping &amp; (7.1) Distance to bus stop</b>	
Analysis:	Comparing the effects highlighted regarding the two sites' distances to a GP Surgery, a convenience shop and a bus stop, can be grouped as they are all related to the size of the sites and how far they extend from the existing settlement boundary. Site MNDP3b is in closer proximity to these services and facilities, and although comparable distances exist in the northern parts of site MNDP2b, the southern parts are more distanced, leading to the negative effects highlighted.
<b>(8) Minimising traffic movements through the Conservation Area</b>	
Analysis:	<p>A key difference between the effects of the sites relates to access arrangements and aspirations and the implications this has on Sustainability Objective 8 regarding 'minimising traffic movements through the Conservation Area.' Such discussion is needed as this Sustainability Objective corresponds to a key aim and objective of the MNDP and the selection of MNDP2b as an allocation yet is difficult to ascertain with quantitative evidence and without policy considerations in a fair assessment of sites. Both site options are currently assessed as having varying degrees of uncertainty.</p> <p>Site MNDP2b is allocated on the provision that the scheme includes a solution that will provide an alternative route to alleviate traffic through the Conservation Area. Should a solution be demonstrably achievable and viable for site MNDP2b, then this would offer an additional positive benefit that site MNDP3b could not provide. Further discussion regarding the achievability and viability of possible multiple access provision however cannot be considered within this SEA at the time of writing in the absence of a suitable level of information; this would be expected of a planning application in accordance to the criteria of the MNDP's Policy MP1(A). Nevertheless, it is a key advantage of site MNDP2b that journeys through the Conservation Area could be alleviated both in proportion to traffic generated and also of benefit to existing residents. Site MNDP3b, located in the north, would be incapable of mitigating the effects of development and would exacerbate the problem, leading to heightened negative effects proportionate to additional trip generation.</p>

## Sustainability Criteria & Analysis

### (11.2) Landscape impacts

Analysis:	A common effect of site options within the north, east and west of the village is that existing landscape value is high. Site MNDP3b lies within an area identified as Viewpoint 9 within the Landscape and Visual Assessment of Mendlesham report and has been identified as having a high visual sensitivity as it represents a key entrance gateway into and out of the village. This view is further defined by the gaps within hedgerows and the screened backs of properties on Mayfield Way, which also leads to negative implications. In contrast, site MNDP2b is contained within viewpoint 1 of the Landscape and Visual Assessment of Mendlesham. This evidence considers that although there would be exposed views of the site from Oak Farm Lane, this lane is lightly trafficked and as such sensitivity is considered to be low. In considering mitigation, it can be considered that the effects highlighted for MNDP3b could be made acceptable / mitigated through a sensitively designed scheme, however it is uncertain whether or not this would affect the housing quantum; it is possible that the housing density proposed of MNDP3b may exacerbate effects regarding landscape, with an indicative density of 21-22 dwellings per hectare.
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### (12.1) Impact on historic environment

Analysis:	In comparing the sites against effects on the Historic Environment, assessment has been undertaken by industry specialists within the document 'Mendlesham: Heritage Assessment of Potential Growth Sites' (Place Services, 2019). This document considers that the location and extent of the site has potential to harm the setting of a grade II* listed building to the west of the site. The document adds however that mitigation is possible should the setting of this listing be considered in any design to ensure the farm complex retains as much contact to its rural setting as possible. There are no such issues north of the village in and around the site MNDP3b, beyond those related to landscape and the possible effects of increased traffic through the Conservation Area for southerly journeys (see discussion above).
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### (15.1) Areas of fluvial flood risk

Analysis:	The site MNDP2b's eastern boundary follows that of the River Dove, with areas of associated fluvial flood risk extending into the site. Although negative effects have been raised within the assessment of the site, it is unlikely that this would form part of the developable area. It can be expected that roughly 3-4 hectares of the site would remain developable, and that the River could be a positive feature within the layout of the scheme. A SFRA Part 2 was commissioned and includes recommendations for the site, including avoidance and locational requirements for SuDS. Some uncertainty does remain however regarding how any eastern / north-eastern access from the site could be established (as stated as required within the Plan for this site) without extending into this area of flood risk. It is recommended that a proposed route for any new road is included within the Plan, and viability confirmed with the landowner. In contrast, site MNDP3b represents a smaller sub-option of a larger submitted site (MNDP3a) that includes a large amount of land within flood zones 2 and 3. This smaller option avoids all such areas of flood risk, leading to no effects.
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## 5.5 Alternative combinations of sites to meet housing need

Alternatives pertaining to individual site allocations have been explored throughout the Plan-making process and subject to comparative assessment through the Site Assessment Report (AECOM, 2019) and early iterations of this SEA Report.



It is important to explore whether the combination of sites allocated within the MNDP represent the most appropriate 'strategy'; that is, whether the sites allocated perform better against the sustainability criteria devised within this Report, against other combinations of sites. Alternative combinations will need to meet the 161 units identified as required in the MNDP area as included within Table 04 of the emerging Local Plan, however of the site allocations within the Plan (see Policy MP1(A)), all but two (in their entirety) have planning permission (full or outline).

The MNDP allocates the land that comprises one of these sites, Land South of Glebe Way, as part of a wider scheme that has a proposed dwelling yield of up to 75 dwellings. The Strategic Housing and Employment Land Availability Assessment (SHELAA) that forms part of the evidence base for the emerging Joint Local Plan, does not appear to have considered the full extent of the site as allocated within the MNDP, instead only looking at that portion of the site that is allocated within the Joint Local Plan. The SHELAA summarises that *'access has potential to be from Glebe Way, this would be for a limited increase of development therefore partial development recommended of 1ha.'* The SHELAA adds that this smaller (1.1ha) portion of the site would be *'potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required; Flood risk - eastern part of site within Flood Zone 3; Biodiversity - impact upon protected species and habitats required; and Heritage - Impact upon heritage assets required.'* Furthermore, outline planning application has been granted for part of this site that comprises an area of land that neither correlates to the MSDC Joint Local Plan allocation or the full extent of the MNDP allocation.

Regarding site MNDP3b within the emerging Joint Local Plan (allocation LA074 – Land north-east of Chapel Road, Mendlesham), the SHELAA identifies that the site is 'potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required; Townscape - part development (west) recommended to avoid a disjointed development; and Flood Zone - part of the site is within Flood Zone 3.' A smaller area of land at 2.3ha within the larger site option, responding to land within the south adjoining the village envelope, reflects that which is allocated in the emerging Joint Local Plan, however the originally submitted dwelling yield of 50 dwellings remains in the MSDC Joint Local Plan allocation.

The allocations of 'Land to the East of the Mendlesham Road at Mendlesham Green' (up to 10 dwellings) and 'Land to the South of the Ropers Farm estate, South of Glebe Way' (up to 75 dwellings) are the only sites allocated within the MNDP that do not have planning consent, although the northern part of this latter site has been granted outline planning permission for 28 dwellings. The portion of the MNDP allocation without planning permission therefore represents 47 dwellings for the purposes of identifying alternative combinations / scenarios.

The MNDP seeks to deliver a total of up to 161 dwellings through the allocations included within Policy MP1(A) (excluding a windfall allowance of 36 dwellings in the plan period). Therefore, removing existing permissions within the MNDP area, alternative combination options have been identified as needing to meet, as a minimum, a total of 47 dwellings. This is the dwelling range to which the MNDP needs to allocate land to deliver, and to which 'reasonable' alternative scenarios need to meet.

In regard to the aims of the MNDP in ensuring steady proportionate growth, any permutations regarding options MNDP4 (160 dwellings), MNDP8 (395 dwellings) and MNDP9 (1,750 dwellings) have been discounted, as they represent growth at levels significantly higher than the 47 dwellings being sought through these site combinations. Similarly, any combinations that would also deliver a significantly higher quantum than 47 dwellings have also been discounted on the basis of proportionality.



Excluding existing permissions, there are eight sites explored within this SEA that represent preferred sites or reasonable alternatives. These sites (and their dwelling yields) are:

- MNDP1 – 70 dwellings
- MNDP2b – 47 dwellings
- MNDP3b – 50 dwellings
- MNDP3c – 20 dwellings
- MNDP5 – 5 dwellings
- MNDP6 – 15 dwellings
- MNDP7 – 45 dwellings
- MNDP12 – 10 dwellings

The alternative permutations for exploration within this SEA are included in the table below. Please note that for all alternative permutations, the windfall allowance of 30 dwellings over the period of the MNDP (to 2036) is considered a 'constant' factor.

**Table 23: 'Reasonable' alternative combinations of sites**

Alternative	Site 1 (dwellings)	Site 2 (dwellings)	Site 3 (dwellings)	Site 4 (dwellings)	Total quantum
Plan approach	MNDP2b (47)	MNDP12 (10)	N/A	N/A	57
Alternative 1	MNDP1 (70)	N/A	N/A	N/A	70
Alternative 2	MNDP2b (47)	N/A	N/A	N/A	47
Alternative 3	MNDP3b (50)	N/A	N/A	N/A	50
Alternative 4	MNDP3b (50)	MNDP12 (10)	N/A	N/A	60
Alternative 5	MNDP5 (5)	MNDP7 (45)	N/A	N/A	50
Alternative 6	MNDP7 (45)	MNDP12 (10)	N/A	N/A	55
Alternative 7	MNDP3b (50)	MNDP6 (15)	N/A	N/A	65
Alternative 8	MNDP3b (50)	MNDP5 (5)	N/A	N/A	55
Alternative 9	MNDP2b (47)	MNDP5 (5)	N/A	N/A	52
Alternative 10	MNDP2b (47)	MNDP6 (15)	N/A	N/A	62
Alternative 11	MNDP7 (45)	MNDP6 (15)	N/A	N/A	60



Alternative	Site 1 (dwellings)	Site 2 (dwellings)	Site 3 (dwellings)	Site 4 (dwellings)	Total quantum
Alternative 12	MNDP5 (5)	MNDP7 (45)	MNDP12 (10)	N/A	60
Alternative 13	MNDP3b (50)	MNDP5 (5)	MNDP6 (15)	N/A	70
Alternative 14	MNDP2b (47)	MNDP5 (5)	MNDP12 (10)	N/A	62
Alternative 15	MNDP3b (50)	MNDP5 (5)	MNDP12 (10)	N/A	65
Alternative 16	MNDP3c (20)	MNDP2b (47)	N/A	N/A	67
Alternative 17	MNDP3c (20)	MNDP7 (45)	N/A	N/A	65
Alternative 18	MNDP3c (20)	MNDP5 (5)	MNDP6 (15)	MNDP12 (10)	50

### 5.5.1 Assessment of preferred and alternative site combinations

The assessment of the preferred and reasonable alternative site combinations explores the cumulative effects of notionally allocating the sites contained within each combination, including the preferred MNDP approach. This assessment looks at the site effects highlighted within the assessment of the individual sites (see Section 5.4 and Appendix 2), using the site assessment framework and amalgamates those effects cumulatively, using a principle of precaution. Commentary is given comparing each combination against each broad sustainability objective.



**Table 24: Alternative site combination assessment**

SEA Obj.		Preferred	ALT 1	ALT 2	ALT 3	ALT 4	ALT 5	ALT 6	ALT 7	ALT 8	ALT 9	ALT 10	ALT 11	ALT 12	ALT 13	ALT 14	ALT 15	ALT 16	ALT 17	ALT 18	
1	1.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All of the site combinations, should their individual sites be developed, would not lead to any increase or loss of any business or retail premises.																					
2	2.1	?/+	?	?	?	?/+	?	?/+	?	?	?	?	?	?/+	?	?/+	?/+	?	?	?/+	
	2.2	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
All of the site combinations assessed have been assessed as having similar effects on SEA Objective 2 related to meeting housing needs. All of the site combinations have been identified based on their ability to meeting housing needs in terms of quantum and can also be expected to ensure the delivery of affordable units in line with District level policy Those combinations that include the purely social housing proposal of MNDP12 however have been assessed as having a higher degree of positive effect in regard to type and tenure. In view of the fact that the individual site options have been assessed without any consideration of proposed schemes or details however, it would not be appropriate to further differentiate between them.																					
3	3.1	-	-	-	?	?/+	-	-	--	?	-	--	--	-	--	-	?/+	-	-	--	
SEA Objective 3, exploring the relationship between the red line boundaries of sites and the existing settlement boundaries / pattern, allows the comparison of sites. It also allows a degree of assessment regarding site combinations, albeit subjectively, where cumulative effects may occur for instance where more than one greenfield site is located in close proximity to each other. In all relevant instances, those combinations that include sites that have individually been assessed as having significant negative landscape effects have been assessed as having significant negative effects. Due to the unsuitability of these sites, these are omitted from further discussion against this SEA Objective.																					



SEA Obj.	Preferred	ALT 1	ALT 2	ALT 3	ALT 4	ALT 5	ALT 6	ALT 7	ALT 8	ALT 9	ALT 10	ALT 11	ALT 12	ALT 13	ALT 14	ALT 15	ALT 16	ALT 17	ALT 18	
<p>The preferred MNDP approach, as well as Alternatives 1, 2, 5, 6, 9, 12, 14, 16 and 17 have all been assessed as having negative effects associated having at least one individual site that has a negative impact. No combination exists that includes two sites each with a negative effect, largely due to the quantum of development required of new sites being small. For this reason, there is no differentiation between those combinations identified as negative above. The 'best' performing sites are identified as Alternatives 3, 4, 15 and 8, which all include the common inclusion of site MNDP3b making up the majority of the residential quantum. Site MNDP3b is located to the north of the village of Mendlesham and responds well to the existing settlement pattern in terms of size. In order to meet the housing needs of the MNDP, it can be considered that the larger site option of MNDP3b (as opposed to MNDP3c) would have a more positive overall cumulative effect on landscape around the village. Some uncertainty surrounds the 50 dwelling yield submitted however on a relatively small site and whether the housing density will be in keeping with the characteristics of the existing village.</p>																				
4	This Objective is considered a policy consideration / no quantitative information available.																			
5	This Objective is considered a policy consideration / no quantitative information available.																			
6	6.1	-	?/-	-	+	+/-	-	-	+/-	+/-	-	-	-	-	+/-	-	-	-	+/-	-
	6.2	-	?/-	-	+	+/-	+	+/-	?	+	+/-	-	?	+/-	?/+	-	+/-	+/-	+	+/-
	6.3	+/-	?/-	+	+	+/-	+	+/-	+/?	+	+	+	+	+/-	+	+/-	+/-	+	+	+/-
	6.4	?/-	+	?/-	?	?	?	?	?	?	?	?/-	?/-	?	?	?	?/-	?	?/-	?
<p>The assessment of combinations against SEA Objective 6, regarding accessibility to services and access to the road network, shows a range of negative and uncertainty effects. These are predominantly related to two main considerations: the small and rural nature of the village meaning only single occurrences of services are present (only one primary school, one GP surgery etc), and also the need to develop greenfield land on the periphery of the village to meet housing needs. This last consideration leads to inevitable issues surrounding services being accessible by walking distances, although it should be noted that none of the individual sites included within this assessment are so remotely located that issues become 'significant.' In terms of exploring</p>																				



SEA Obj.	Preferred	ALT 1	ALT 2	ALT 3	ALT 4	ALT 5	ALT 6	ALT 7	ALT 8	ALT 9	ALT 10	ALT 11	ALT 12	ALT 13	ALT 14	ALT 15	ALT 16	ALT 17	ALT 18
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cumulative effects, and meaningful comparison of options, there is no worsening of impacts through development under any of the combinations, as effects would only be experienced at the individual site level. At the individual scales proposed, it is unlikely that any new services would be incorporated on any of the sites, in terms of meeting dwelling thresholds for statutory service provision.

7	7.1	?	?	?	+	+	+	+	+	+	?	?	+	+	+	?	+	?	+	?
	7.2	?	?	?	?	?	0	0	?	?	?	?	0	0	?	?	?	?	?	?

This SEA Objective explores the sites' distances to a bus stop, as well as exploring whether the sites would require the diversion or removal of any Public Right(s) of Way (PRoWs). Similar to SEA Objective 6 (above), meaningful cumulative effects cannot be made due to any effects being experienced on-site. Many of the sites are in close proximity to bus services either in walking distance or just outside this distance, which for purposes of this assessment is 400m. To some extent, these distances negate the distances to services assessed in SEA Objective 6, however frequency has not been a factor in this assessment due to the changing nature of bus timetabling.

8	8.1	?	?	?	?/-	?/-	?/-	?/-	?/-	?/-	?	?/-	?/-	?/-	?/-	?/-	?/-	?/-	?/-	?/-
---	-----	---	---	---	-----	-----	-----	-----	-----	-----	---	-----	-----	-----	-----	-----	-----	-----	-----	-----

The sites' effects regarding SEA Objective 8, which explores whether site location could lead to an increase in traffic journeys through the core of the Conservation Area, can lead to some cumulative observations. Effects are all highlighted as uncertain at this stage however due to the objective nature of such judgements without any reliable data; there remains an element of choice as to which routes will be taken to access higher order roads (and settlements) to the north and south. Nevertheless, assumptions can be made that development in certain locations will either have to travel through the Conservation Area for north-south journeys or would be more likely as the most convenient route. Development in the north and east of the settlement can be expected to increase such journeys, and for that reason a degree of negative effect has been assumed. The preferred combination of allocating MNDP2b and MNDP12 in Mendlesham Green has been assessed as uncertain in a slightly different way however; due to the aspiration of a solution being sought to alleviate existing and future trips through the Conservation Area within site MNDP2b. Likely this would require access to be from both the east and west of the site. This would not only ensure that north-south journeys would avoid the core of the Conservation Area but would serve to alleviate existing issues. Uncertainty however surrounds whether such provision would be achievable and viable.



SEA Obj.		Preferred	ALT 1	ALT 2	ALT 3	ALT 4	ALT 5	ALT 6	ALT 7	ALT 8	ALT 9	ALT 10	ALT 11	ALT 12	ALT 13	ALT 14	ALT 15	ALT 16	ALT 17	ALT 18
9	9.1	0/?	0	0	0	0/?	0	0/?	0	0	0	0	0	0/?	0	0/?	0/?	0	0	0/?

Regarding site proximity to potentially incompatible uses, no cumulative effects can be highlighted as effects are relevant to individual sites only. Those combinations that include the allocated MNDP12 have been highlighted as having a degree of potential effect regarding noise and odour due to a nearby poultry farm. These effects can be considered minimal however and mitigation should be suitable through adhering to MNDP policy and that at the District level.

10	10.1	?/-	?	?/-	?	?	?	?	?/-	?	?/-	?/-	?/-	?	?/-	?/-	?	?/-	?	?/-
----	------	-----	---	-----	---	---	---	---	-----	---	-----	-----	-----	---	-----	-----	---	-----	---	-----

All of the combinations have been assessed as having varying degrees of uncertainty (some positive leaning and some potentially negative leaning) regarding this SEA Objective, which considers soils. In terms of the loss of agricultural land, all of the site options will have a broadly similar effect, with those that have a lower accumulated loss in hectares performing better than those without. Regarding quality, those sites that include Grade 2 quality agricultural land (defined as 'good') have been assessed as having a higher degree of negative effect. No positive effects are highlighted as all combinations lead to the inevitable loss of greenfield / agricultural land.

11	11.1	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11.2	?	--	0	-	-	--	--	-	-	0	0	--	--	-	?	-	-	--	-
	11.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				

SEA Objective 11 considers landscape effects, and in using the Landscape and Visual Assessment of Mendlesham (LVAM) and the Mid-Suffolk Settlement Assessment (MSSA) as evidence and this allows for the comparison of alternative combinations (11.2). These evidence base documents both look at key views and important elements of landscape in and around specific areas of the village, within which the proposed sites lie. Several of the individual sites are located within highly sensitive areas and those that form 'key views' in these documents respectively, culminating in significant negative effects. Those combinations that include these sites have been assessed here in the same manner. The 'best performing' combinations are those with the largest site (in terms of dwelling contribution) being MNDP2b, lying in the south of the village, and excluding those combinations with significant negative effects, those with negative effects have site MNDP3b as the





SEA Obj.	Preferred	ALT 1	ALT 2	ALT 3	ALT 4	ALT 5	ALT 6	ALT 7	ALT 8	ALT 9	ALT 10	ALT 11	ALT 12	ALT 13	ALT 14	ALT 15	ALT 16	ALT 17	ALT 18
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This SEA Objective explores the effects of the sites in regard to any subsequent loss of designated ecological or biodiversity features. No sites proposed would lead to any such loss, leading to 'no effects.' Ecological assessments may be needed to accompany any of the sites regarding the presence of protected species on site, however this is considered a development management matter, and not 'strategic' for the purposes of assessment in this Report. More holistically, the HRA Screening Report undertaken for the MNDP highlights that there would be no likely effect on the integrity of any Habitats Sites as a result of the Plan's content. This is due to the location of the Plan area in being outside of the 'Zones of Influence' within which any effects could occur.

15	15.1	-	?	-	0	0	?	?	?	0	-	-	-	?	?	-	0	-	?	?
	15.2	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	15.3	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

Regarding flood risk (SEA Objective 15), the sites have been assessed on the basis that if an individual site has been assessed as having a potential issue regarding fluvial flood risk on site, then that issue would be the same for any combination that that site is included within. Effects are not identified as significant within any individual site assessment, due to the level of information available for a comparable assessment of sites, and the possibility that the presence of land in flood risk zones 2 and 3 is no barrier to development. In all instances, sites are likely to overcome flood risk issues in so far as other areas of the site can be the focus for development in line with the recommendations of the SFRA Part 2. To this extent, comparisons are hard to make between the sites and the combinations. Uncertainty is prevalent for all sites due to them being located within Source Protection Zone III (Total Catchment) regarding groundwater. These zones show the risk of contamination from any activities that might cause pollution in the area and the closer the activity, the greater the risk. The possibility of contamination is raised in caution within this SEA Report, however it is unlikely that any residential development proposals would lead to contaminants.

16	16.1	-	-	-	0	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-
----	------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

In most instances, the sites are located near to water sources, and there could be a negative effect on water quality of these, and the River Dove, as a result. Negative effects are raised cautiously in this regard, subject to consultation on this SEA Report and the MNDP with the statutory consultees of the Environment Agency and Natural England.

## 5.6 The Reasons for Selecting and Rejecting Alternative Options

The allocation of the four sites within Policy MP1 is broadly supported by the findings of this SEA Report in so far as they either have planning permission (full or outline) or will not give rise to any significant effects on the environment. In some instances, alternative sites can be seen to have less uncertainty surrounding effects or have been identified as ‘performing better’ than alternatives, notably in consideration of the ‘main alternative’, site MNDP3b, to the Plan’s allocation of site MNDP2b.

Nevertheless, there are some key differences between the two sites, particularly in regard to landscape and the opportunity for responding to future growth needs in this regard by developing in the less sensitive south. Should more information and solutions be forthcoming surrounding the location and viability of providing access to the east and west of site MNDP2b, then this site has a key advantage of diverting northern and southern trips from through the Conservation Area for the whole village. This is a key aim and objective of the MNDP, alongside the minimisation of harm to landscape character. Both of these objectives seek to preserve and in time improve local characteristics.

This section offers the MNDP Group’s main reasons behind selecting and rejecting the alternative options that they have faced through the plan-making process.

### 5.6.1 Individual Sites – Preferred and Alternatives

The following table outlines the Parish Council’s reasons for selecting and rejecting each of the sites assessed above.

**Table 25: Reasons for the Selection / Rejection of Site Options**

Site Ref.	Reasons for Selection / Rejection
<b>Preferred Site Proposals within the MNDP</b>	
MNDP10	The site ‘Land West of Old Station Road’ is allocated as development has recently been completed.
MNDP11	The site ‘Land North West of Mason Court and adjacent to Horsefair Close (Old Engine Meadow)’ is allocated as outline planning permission has been granted.
MNDP12	The site ‘Land to the East of Mendlesham Road and Mendlesham Green’ is land owned by the Parish Council and is allocated as it represents an opportunity for development of 10 social housing units, to be built and managed by the Mendlesham Community Land Trust (as its inaugural project). Such units have been identified as required within the Housing Needs Survey accompanying the MNDP.



Site Ref.	Reasons for Selection / Rejection
MNDP2b (including MNDP2a)	The site 'Land South of Glebe Way' is allocated for up to 75 dwellings, 46 of which do not have planning permission. A total of 28 dwellings have planning permission which can be viewed as the first of a two phase development. The whole site could take advantage of the opportunity to enable local traffic to avoid the Conservation Area as a site to the south that adjoins possible access points to the east and west. Landscape value is also comparatively low in this part of the village.

**Rejected Site Proposals**

MNDP1	The site 'Land North of Mill Road and South of Chapel Road Mendlesham' has been rejected as both Mill Road and Chapel Road are more minor access routes in and out of Mendlesham Village; a significant amount of traffic to and from this site would be directed through the Conservation Area. The site would have an effect on important views particularly those on the Western approaches along Chapel Road. The Western side of the village is already under development (Old Engine Meadow) and there are concerns that further development may compromise existing flooding and foul water drainage issues. Similarly are there concerns that a safe pedestrian footpath could be created along Mill Road to village facilities.
MNDP3a	The site 'Land to the North East of Chapel Road, Mendlesham' for 50 dwellings has been rejected due to the negative impact on character of immediate rural area and adjacent listed building as included within the MNDP's supporting evidence. The full extent of this site would extend built development into the open countryside and significant flood risk concerns exist in the north of the site. There could also be an increased level of traffic through the Conservation Area to access higher order roads to the south.
MNDP3b	The site 'Land to the North East of Chapel Road, Mendlesham' for 50 dwellings (although on a smaller area of land than MNDP3a) has been rejected due to the negative impact on character of immediate rural area and adjacent listed building as included within the MNDP's supporting evidence. The full extent of this site would extend built development into the open countryside and significant flood risk concerns exist in the north of the site. There could also be an increased level of traffic through the Conservation Area to access higher order roads to the south.
MNDP3c	The site 'Land to the North East of Chapel Road, Mendlesham' for 20 dwellings has been rejected due to the negative impact on character of immediate rural area and adjacent listed building as included within the MNDP's supporting evidence. The full extent of this site would extend built development into the open countryside and significant flood risk concerns exist in the north of the site. There could also be an increased level of traffic through the Conservation Area to access higher order roads to the south.
MNDP4	The site 'Land between Mill Road and Old Station Road, Mendlesham' was rejected due to performing poorly against alternative options within the AECOM Site Assessment Report (Support Document SD24, page 28).



Site Ref.	Reasons for Selection / Rejection
MNDP5	The site 'Land East of Old Station Road' is considered too small an option to warrant allocation within the MNDP. It is considered that the site may be suitable, should development of MNDP2b (as allocated) be forthcoming.
MNDP6	The site 'Land to the East of Oak Farm Lane, Mendlesham' was rejected due to performing poorly against alternative options within the AECOM Site Assessment Report (Support Document SD24, page 29).
MNDP7	The site 'Land North of Brockford Road, Mendlesham (1.8 ha)' was rejected due to performing poorly against alternative options within the AECOM Site Assessment Report (Support Document SD24, page 29).
MNDP8	The site 'Land North of Brockford Road, Mendlesham (15.83 ha)' was rejected due to performing poorly against alternative options within the AECOM Site Assessment Report (Support Document SD24, page 29).
MNDP9	The site 'Land West of A140, Mendlesham' was rejected due to performing poorly against alternative options within the AECOM Site Assessment Report (Support Document SD24, page 30).

### 5.6.2 Site Combinations – Preferred and Alternatives

Ref.	Reasons for Selection / Rejection
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#### Preferred Scenario within the MNDP

MNDP2b & MNDP12	MNDP2b presents the unique opportunity to reduce the amount of traffic using the Conservation Area as this site abuts the two main roads into and out of Mendlesham Village. Additionally there will be a minimal effect on key views entering and leaving the Village. Furthermore, the site MNDP2b has overwhelming support from residents as evidenced in consultation material of October 2017. The site MNDP12 is available and owned by the Parish Council and represents an opportunity for the Mendlesham CLT (Community Land Trust) to develop the site for social housing that can be available for those with valid local connections and not be subject to right to buy legislation.
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#### Rejected Scenarios

Alternative 1	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 2	Future development of this site alone could produce the required numbers for development when taking windfall development into consideration, however the opportunity to ensure social housing scheme comes forward on land owned by the Parish Council (MNDP12) for the benefit of the community is a preferred option.



Ref.	Reasons for Selection / Rejection
Alternative 3	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 4	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 5	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 6	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 7	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 8	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 9	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 10	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 11	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 12	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 13	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 14	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.
Alternative 15	The alternative permutation contains a site that is not individually a preferred / allocated site within the MNDP.





SEA Objective	Long Term Impacts of Policies															Cumulative Impact
	MP1	MP1(A)				MP2	MP3	MP4	MP5	MP6	MP7	MP8	MP9	MP10	MP11	
		1	2	3	4											
10	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	?	0	?/+	0	0	0	0	0	+	0	0	+	+	+	0	+
12	?	0	0	0	?	0	0	0	++	+	0	0	0	+	0	+
13	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+
14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	0	0	0	0	?/0	0	0	0	0	0	0	0	0	0	0	0
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

The MNDP’s policies have been assessed as having predominantly positive impacts or ‘no impact’ on most of the SEA Objectives, particularly those related to design and landscape themes. This reflects the MNDP’s stance of both maintaining and enhancing the local characteristics of the settlements of Mendlesham village and Mendlesham Green. Significant positive cumulative effects have been identified regarding design and housing (through policies that allocate suitable development sites, ensuring development sites of more than 10 dwellings contain 35% affordable housing and through policies that aim to conserve designated and non-designate heritage assets found in the MNDP area).

Minor positive cumulative effects are assessed as likely regarding those SEA Objectives related to minimising landscape effects, the historic environment and open space, leisure and recreation. The suite of policies included within the MNDP serve to ensure their protection as far as possible in the first instance and also in consideration of the implications of the MNDP area’s growth needs. This includes several positive policies regarding employment growth, on a small scale, which combine to offer a cumulative strengthening.

Uncertain effects have been highlighted regarding access and congestion throughout the MNDP area, particularly within the Conservation Area. This is a result of the MNDP’s aspiration to, where possible, reduce traffic movements throughout the Conservation Area as a result of the proposed site allocations, particularly the likelihood of a solution to this problem being required of any development of the site allocation ‘Land to the South of the Ropers Farm estate, South of Glebe Way’ within Policy MP1.

Neutral or ‘no impacts’ have been assessed for the rest of the SEA Objectives in so far as there are no identified cumulative effects arising from any of the individual policy effects highlighted.



## 7. Conclusions and Recommendations

### 7.1 Conclusions

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The conclusions of the MNDP's assessment have been drawn from:

- exploring the range of individual effects of the MNDP's policies and whether the SEA Objectives, as devised from the identification of 'key issues' within the Plan area, have been adequately addressed within the MNDP's overall content and;
- the effects that can be considered likely as a result of required growth, as identified in the assessment of sites.

These two factors combine to identify the effects of the MNDP as a whole.

#### 7.1.1 'Whole Plan' Effects

The following sub-sections explore the range of individual impacts highlighted within the assessment of the MNDP's Policies, on a thematic basis responding to each of the SEA Objectives. This assessment can be seen as an assessment of the MNDP as a whole.

##### 7.1.1.1 Employment

#### Positive Effects

The MNDP does not allocate any land for employment purposes, however does seek to ensure positive effects regarding employment growth. The MNDP includes several positive policies regarding employment growth, on a small scale, which combine to offer a cumulative strengthening.

##### 7.1.1.2 Housing

#### Significant Positive Effects

Allocations within the MNDP seek to deliver a quantum of 161 new homes. Although many of these have either been built since the start of the plan-making process, or have planning permission, these contribute to the 161 dwelling target included for the MNDP within the emerging Babergh & Mid Suffolk Councils' Joint Local Plan. The MNDP also goes further to include positive policies regarding affordable housing, and includes requirements for housing allocations that would, should permission be granted, significantly increase affordable housing in the MNDP area.

##### 7.1.1.3 Design and local characteristics

#### Positive Effects

Although residential allocations are included within the MNDP that are located on Greenfield land, the MNDP seeks positive outcomes in regard to design and preserving and enhancing local characteristics through effective policy requirements. In light of many of the alternatives to the MNDP's allocations, those sites



selected for development offer better outcomes in regard to the overall settlement pattern.

#### 7.1.1.4 Infrastructure

### Uncertain Effects

Aside from open space, and community facilities, the MNDP does not include any proposals for infrastructure improvements, which may be required of development at the scale proposed within the MNDP (161 dwellings). Despite this, effects are not considered 'negative' in line with the planning status of many of the MNDP allocations, which have been determined at the District level with developer contributions either secured or factored into the viability considerations of the proposals. Uncertainty does surround the allocation to the south of Glebe Way however, and Policy MP1's requirement that a solution to divert traffic away from the core of the Conservation Area is provided.

#### 7.1.1.5 Energy efficiency

### No Effects

The MNDP includes reference to the need for energy efficiency in buildings through Policy content and requirements which reiterate those at the District level. This leads to 'no effect' being assessed at the Plan level.

#### 7.1.1.6 Access to services

### Uncertain Effects

At 161 dwellings, the identified housing need of Mendlesham could realistically only be met through the utilisation of Greenfield land for development. More peripherally located land is inevitably going to be distanced from existing services within the core of the village, in comparison to existing dwellings. Uncertainty has been highlighted in response to the MNDP's allocations, which assessed against reasonable alternatives can be seen either extend further outward from the existing development boundary, or are otherwise located in Mendlesham Green, which as a hamlet settlement does not include many existing services.

#### 7.1.1.7 Sustainable transport

### No Effects

As stated within the MNDP, sustainable development for Mendlesham means carefully siting new dwellings to provide their residents with easy access to local public transport facilities. This is suitably ensured in the most part, and in comparison, with the majority of reasonable alternative site options. The MNDP includes criteria that new allocations provide walking and cycling infrastructure in order to access services in the village's core, however there is little that Neighbourhood Development Plans can ensure in the way of increasing public transport frequency or capacity, which is market driven. For this reason, 'no effects' are highlighted of the MNDP as a whole.

#### 7.1.1.8 Minimising traffic through the Conservation Area

### Uncertain Effects

One of the main aims of the MNDP is to ensure that although growth is required, traffic movements should be reduced through the Conservation Area, representing the historic core of the village. To travel to higher order roads north, services in the village to the west, and Stowmarket and Stowupland to the south, the most convenient route directs traffic through the Conservation Area. Uncertain effects are highlighted of the MNDP as a whole, as although Policy MP1's allocation of land south of Glebe Way for up to 75 dwellings includes a requirement that a solution to the problem is forthcoming of any submitted scheme, no further details are available at this stage. The MNDP's allocation of this site however, and the policy requirements of Policy MP1, ensure that negative effects can be ruled out as a result of growth in the MNDP area.

#### 7.1.1.9 Land use compatibility

##### No Effects

There will be no effects on ensuring that neighbouring land uses are compatible arising from the MNDP's content. Incompatibilities can however be considered and addressed through other Plan policies within the MNDP and also at the District level in regard to any negative effects that may be realised, such as odour, noise or light pollution.

#### 7.1.1.10 Promoting brownfield use and protecting soils

##### No Effects

The MNDP area does not contain any brownfield land that has not already been developed or earmarked for development, and none of a size that would serve to meet growth needs. The MNDP's allocations that do not have planning permission are located on what is presently agricultural land adjacent to existing development boundaries. No effects have been highlighted in regard to this SEA Objective, on the balance of needs and the fact that the land allocated has been submitted for development consideration by the landowner.

#### 7.1.1.11 Landscape value

##### Positive Effects

Positive 'whole Plan' effects are highlighted regarding landscape, in consideration of policy requirements and also the MNDP's allocations. Of those that do not have planning permission, none are considered to be in locations assessed as having high sensitivity to development or land use change, and neither are any in locations identified as representing key views. In regard to the reasonable site alternatives, the allocations represent those with the least landscape impact.

#### 7.1.1.12 The Historic Environment

##### Uncertain Effects

Uncertain effects are highlighted regarding the historic environment in consideration of the MNDP's policy content and allocations. The MNDP does not include explicit criteria regarding the preservation and enhancement of the historic environment as these exist at the District level. The MNDP's Policy MP1 allocation of Land south of Glebe Way, is located in close proximity to a Grade II\* listed farmhouse and its setting, which will need consideration at the planning application stage. Mitigation is possible however, as identified within the Heritage Assessment of Potential Growth Sites (Place Services, 2019) that accompanies



the Plan.

#### 7.1.1.13 Open space, leisure and recreation

##### Positive Effects

Regarding open space, leisure and recreation, the suite of policies included within the MNDP serve to ensure their protection as far as possible in the first instance and also in consideration of the implications of the MNDP area's growth needs.

#### 7.1.1.14 Biodiversity

##### No Effects

The MNDP has been assessed as having no effect on biodiversity in terms of designated sites and habitats. The MNDP's allocations avoid such designations and more holistically, the HRA Screening Report undertaken for the MNDP highlights that there would be no likely effect on the integrity of any Habitats Sites as a result of the MNDP's content. This is due to the location of the MNDP area being outside of the 'Zones of Influence' within which any effects could occur. Ecological assessments may be needed to accompany any of the sites regarding the presence of protected species on site, however this is considered a development management matter, and not 'strategic' for the purposes of assessment in this Report.

#### 7.1.1.15 Flood risk

##### Uncertain Effects

Uncertain effects are highlighted at the 'whole Plan' level regarding flood risk, due to land within Flood Risk Zones 2 and 3 being present in the allocation land to the south of Glebe Way. Despite this however, requirements for effects to be addressed are included within the MNDP's policies. Effects are not identified as negative within any individual site assessment or at the 'whole Plan' level, due to the possibility that the presence of land in Flood Risk Zones 2 and 3 is no barrier to development. Sites are likely to overcome flood risk issues in so far as other areas of the site can be the focus for development in line with the recommendations of the SFRA Part 2.

#### 7.1.1.16 Water / air quality

##### Uncertain Effects

This SEA cautiously assesses the effects of the MNDP on air and water quality indicators as no available evidence exists regarding the baseline or subsequent effects regarding air quality. District level policy exists to ensure that suitable assessments are required to be submitted alongside planning applications, however effects are raised cautiously, subject to consultation on this SEA Report and the MNDP with the statutory consultees of the Environment Agency and Natural England.

### 7.1.2 Recommendations and Suggested Mitigation Measures

This SEA makes a number of recommendations for consideration by the MNDP Group to improve the MNDP's position on environmental protection on a policy level. These recommendations are repeated below.



#### 7.1.2.1 Policy MP1 - Land to the East of the Mendlesham Road at Mendlesham Green:

- Access to the site does not currently exist but could be achieved from Mendlesham Road to the west, however there is a general uncertainty surrounding SEA Objective 6 and access arrangements. It is recommended that the Policy be expanded to ensure that suitable access to the site could be achieved.



## 8. Next Steps & Monitoring

### 8.1 Consultation

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Following the finalisation of this Report, the SEA requires consultation. There are three statutory consultees or 'environmental authorities' that are required to be consulted for all Sustainability Appraisal and Strategic Environmental Assessment documents. These are:

- The Environment Agency;
- Natural England; and
- Historic England.

In addition to these, consultation will seek to engage the wider community in order to encompass comprehensive public engagement. The MNDP Group may additionally wish to invite comments from focussed groups, relevant stakeholders and interested parties. The detailed arrangements for consultation are to be determined by the MNDP Group in association with MSDC.

The environmental authorities and public are to be given 'an early and effective opportunity' within appropriate time-frames to express their opinion. This includes the specific notification of the consultation documents and timeframes to those persons or bodies identified through any existing consultation databases.

### 8.2 Monitoring

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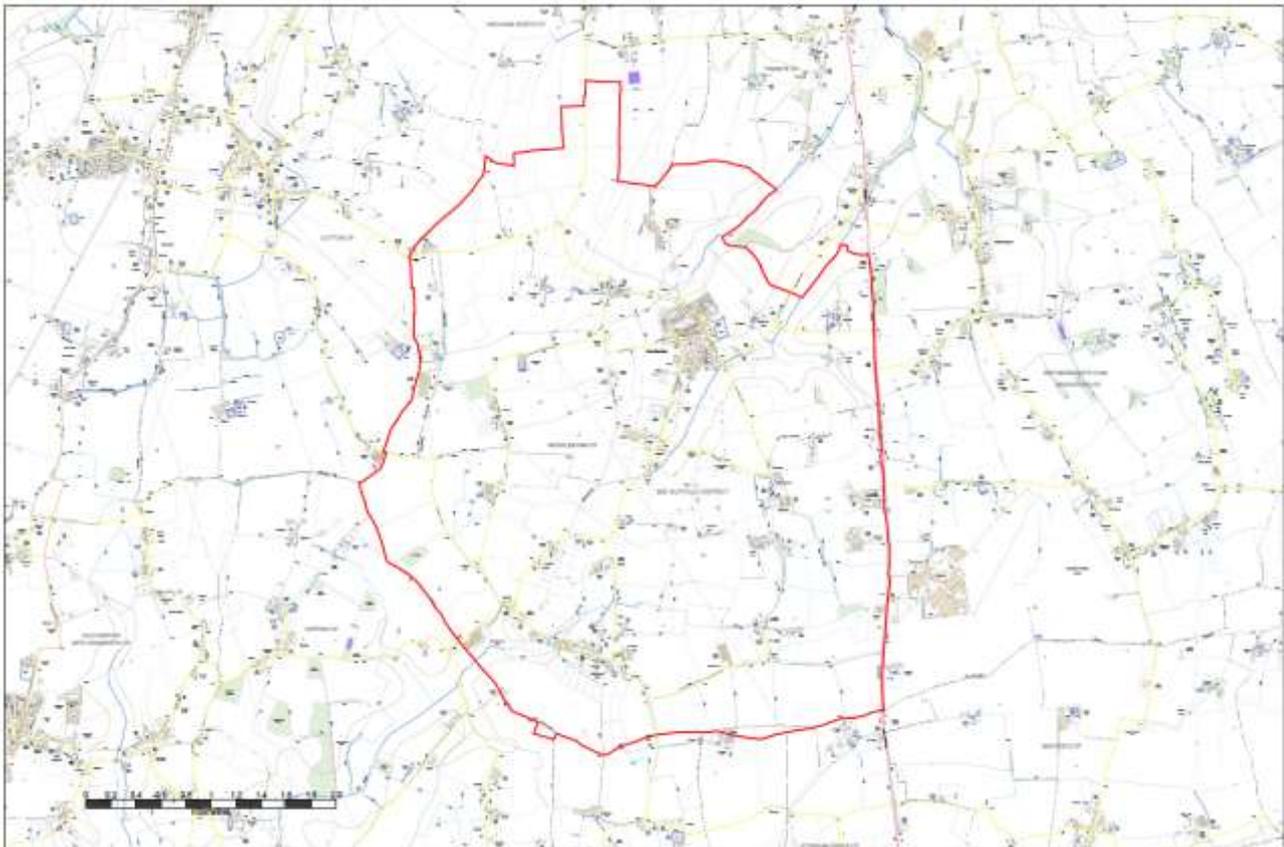
The significant effects of implementing a Neighbourhood Development Plan should be monitored in order to identify unforeseen adverse effects and to be able to undertake appropriate remedial action. The SEA Framework contained in this report includes suggested indicators in order to monitor each of the SEA Objectives, however these may not all be collected due to limited resources and difficulty in data availability or collection.

Guidance stipulates that it is not necessary to monitor everything included within the SEA Framework, but that monitoring should focus on significant sustainability effects, e.g. those that indicate a likely breach of international, national or local legislation, that may give rise to irreversible damage or where there is uncertainty and monitoring would enable preventative or mitigation measures to be taken.

# Appendix 1

## The Neighbourhood Development Plan area for Mendlesham

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Source: Mendlesham Neighbourhood Development Plan, 2018

## Appendix 2

### The Detailed Assessment of Residential Site Options

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The following forms represent the detailed assessment of the MNDP's reasonable site options. In each instance, options have been assessed alongside commentary as to the nature of each assessed impact, with additional considerations as to whether any impacts could be mitigated or avoided at different development quanta / land-take sizes where possible.

Site MNDP1 – Land north of Mill Road and south of Chapel Road, Mendlesham



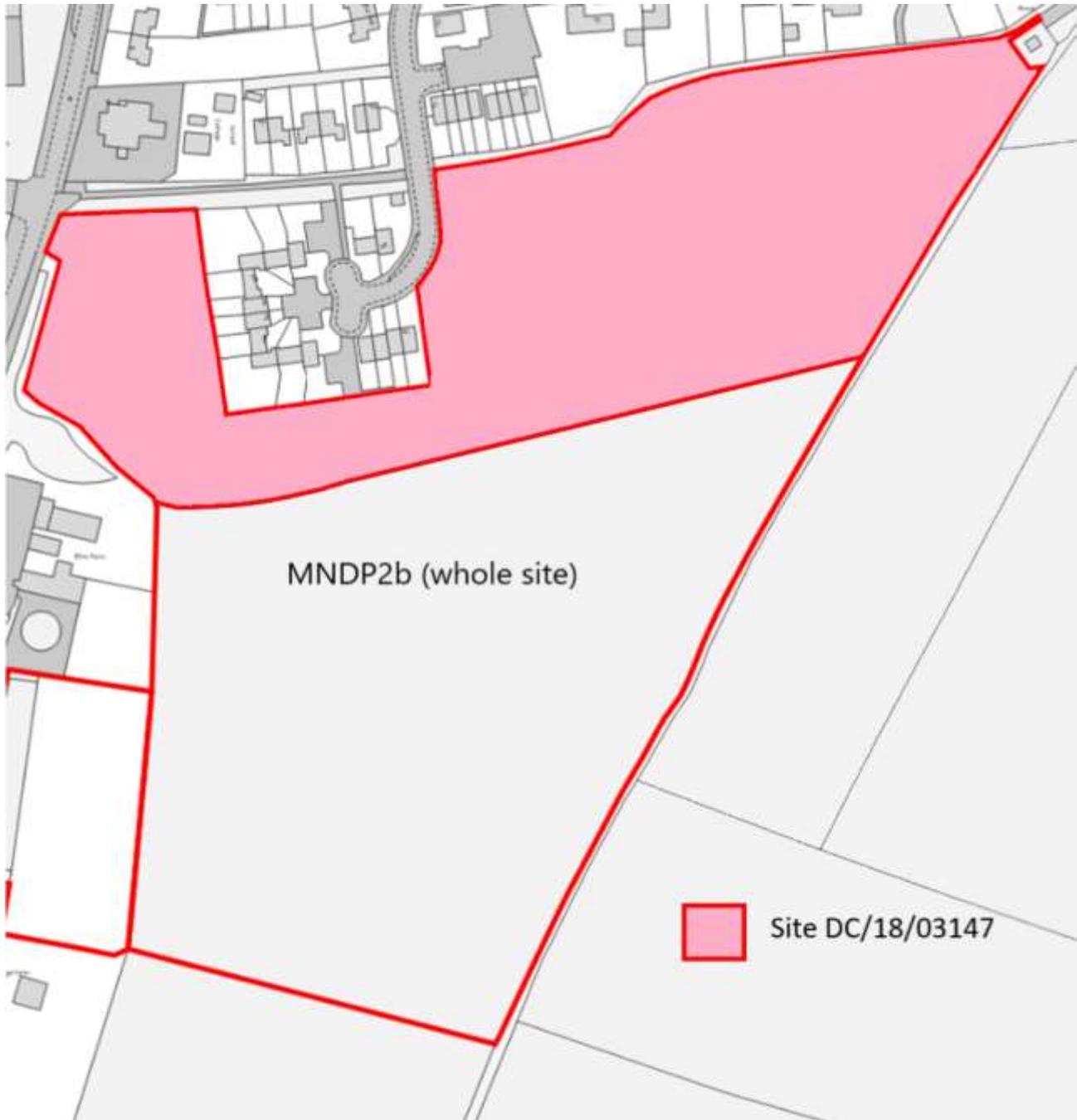
SEA Objective	Sub - criteria	Impact
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA	0
	(1.2) Increase in retail premises / SHELAA	0
Commentary	The proposal is for residential greenfield development and as such there will be no loss of or increase in business or retail premises.	
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / SHELAA	?
	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	++
Commentary	There is insufficient information available regarding the detailed proposal at this present time in order to determine the type and tenure of units, and as such uncertain impacts have been identified regarding this sub-criterion. An estimated dwelling yield of 70 would yield 25 affordable units under the adopted altered MSDC Local Plan policy H4. This will ensure significant positive effects on affordable housing delivery in the Plan area.	
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	-
Commentary	The site is adjacent to the development boundary however would extend the built form into the countryside west of Mendlesham leading to negative effects.	
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.	
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.	
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	?/-
	(6.2) Distance to convenience shopping / GIS mapping	?/-
	(6.3) Distance to Primary school / GIS mapping	?/-

SEA Objective	Sub - criteria	Impact
	(6.4) Access to site (transport network) / SHELAA	+
Commentary	<p>The site is within walking distances (800m) of the GP surgery, convenience store and the primary school in the western parts of the site, however eastern and northern parts of the site are considerably beyond this distance in consideration of available footpaths. As such, uncertain to negative impacts are highlighted. Access to the site can be achieved from Mill Road and Chapel Road, however there are current uncertainties surrounding the safety of access, particularly in consideration of no suitable footpaths from Mill Road to the village's services and facilities.</p>	
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	?/+
	(7.2) Proximity to PRoWs & Byways / GIS mapping	?
Commentary	<p>The eastern parts of the site are within 400m of bus stops at both Church Road and the Kings Head public house; however western parts of the site are beyond this distance. Overall, uncertain to positive effects have been highlighted. A Public Right of Way borders the site to the west, ensuring a currently uncertain impact as to whether this would be impacted through development temporarily, or permanently requiring a diversion.</p>	
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	?
Commentary	<p>The proposal is not located within or adjacent to the Conservation Area. Should access be established via Mill Road in the south and also Chapel Road in the north, then access south and north can be achieved without traffic being diverted through the Conservation Area. Effects are highlighted as uncertain at this stage as possible access routes are unknown.</p>	
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	0
Commentary	<p>The proposal does not adjoin a potentially incompatible use (residential to the east and agricultural to the west).</p>	
10. To minimise the loss of the best and most versatile agricultural land and to promote the	(10.1) Soil quality / ALC mapping (Natural England)	?

SEA Objective	Sub - criteria	Impact
development of brownfield land in the first instance.		
Commentary	The site is located within Grade 3 agricultural land and is in current agricultural use. An uncertain effect has been highlighted to reflect the loss of agricultural land but in consideration of its moderate quality.	
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.1) Loss of hedgerows / aerial mapping  (11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)  (11.3) Coalescence / GIS mapping (qualitative assessment)	-  --  0
Commentary	Development of the site would lead to a loss of or change to field boundaries, specifically east-west through the northern half of the site following the path of a drain. Development of the site would lead to the loss of key views corresponding to the entrance gateway into and out of Mendlesham. Visual sensitivity is considered high in the 'Landscape and Visual Assessment of Mendlesham' document. The site can also be considered to have a negative effect on the view of the village east from Hobbies Lane, which is identified as a key view in the Mid-Suffolk Settlement Assessment. Overall, this is considered to lead to a potentially significant effect should the site be developed. There is considered to be no issue with the development of this site regarding coalescence and the diminishing of any strategic gaps between Mendlesham and neighbouring settlements.	
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	?
Commentary	The potential for impacting the setting of the Conservation Area and the grade II listed buildings needs to be considered. Impact on the entrance to the historic settlement would need to be carefully designed. Assessment of the archaeological potential will also be required to ensure no significant archaeological deposits are impacted and opportunities for preservation in situ is explore as part of any master planning (Mendlesham: Heritage Assessment of Potential Growth Sites; Place Services, 2019).	
	(13.1) Loss of accessible open space / GIS mapping	0

SEA Objective	Sub - criteria	Impact
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.2) Loss of leisure and recreation facilities / GIS mapping	0
	(13.3) Loss of community facilities / GIS mapping	0
Commentary	There will be no loss of accessible open space, or leisure, community and recreation facilities as a result of the proposal. In addition, a development of this size can be expected to ensure the provision of new open space to meet the needs of the new community and possibly new recreation facilities, however specific information regarding this is not available at the current time / could only be expected at the planning application stage.	
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	0
Commentary	The proposal would not see the loss of any part of a designated site or priority habitat.	
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	0
	(15.2) Areas of surface water flood risk / SHELAA	?
	(15.3) Proximity to SPZs / EA mapping	?
Commentary	A small section of the site to the north is within Flood Zone 3 (however this is less than 5% of the overall site) and an area of medium surface water flood risk passes through the site from east to west. Uncertain effects are highlighted in the absence of any detailed scheme at this stage and how surface water drainage can be implemented. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area and the implications are uncertain in response to this.	
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	(16.1) Proximity to water bodies / GIS mapping	-
Commentary	The proposal contains a drain and a tributary to the River Dove is present in the north east of the site. Cautionary negative effects are highlighted in response to the potential water quality implications of developing the site.	

Site MNDP2a – Land south of Glebe Way, Mendlesham (DC/18/03147) (28 dwellings) & Site MNDP2b - Land to the south of Ropers Farm estate, South of Glebe Way (70 dwellings)



SEA Objective	Sub - criteria	MNDP2a	MNDP2b
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA	0	0
	(1.2) Increase in retail premises / SHELAA	0	0
Commentary	Both the option with outline planning permission and the option representing the allocated site are proposed for residential development and as such there will be no loss of or increase in business or retail premises.		
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / SHELAA	?	?
	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	++	++
Commentary	In order to ensure a fair and consistent appraisal of options, the type and tenure of units is currently assessed as uncertain for both options, as there is not a comparable level of information at this stage. An estimated dwelling yield of 25 would yield 9 affordable units and 70 would yield 25 affordable units under the adopted altered MSDC Local Plan Policy H4 and effects in this regard will be significantly positive, albeit to a higher degree with MNDP2b's quantum.		
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	-	-
Commentary	Both site options are adjacent to the development boundary to the north and would extend the built form into the countryside south of Mendlesham. The effects of both the option with outline planning permission and the larger site allocation option can be expected to be negative, however a precedent for built development extending southwards along Mendlesham Road and thus effects are not considered significant. Site option MNDP2b can be expected to have a stronger negative effect than MNDP2a in consideration of its larger scale extending further into the countryside, although as previously stated effects are not considered significant.		
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.		
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.		

SEA Objective	Sub - criteria	MNDP2a	MNDP2b
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	-	-
	(6.2) Distance to convenience shopping / GIS mapping	-	-
	(6.3) Distance to Primary school / GIS mapping	+	+
	(6.4) Access to site (transport network) / SHELAA	+	?/-
Commentary	At their nearest and most northerly points, both site options are approximately 160m from the primary school and 300-400m from a convenience shop. Parts of the larger site option however are approximately 1-1.2km walking distance from the GP surgery. Access to the smaller site with outline planning permission is proposed via Glebe Road to the north and the planning status suggests a positive effect. Access to the larger site is unknown at this stage, with the suitability of access from Glebe Road uncertain due to the larger scale of the option. AECOM assessment work indicates that it is possible that access could be ensured from Mendlesham Road to the west. The Plan's preferred option would be to create access to the east via land in the same ownership but not forming part of the allocation, however flood risk issues would need to be overcome. In consideration of these access issues, uncertain to negative impacts have been identified for MNDP2b.		
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	?/+	?/-
	(7.2) Proximity to PRow's & Byways / GIS mapping	?	?
Commentary	Both site options are within 400m of a bus stop on Old Station Road. Site MNDP2a is approximately 800m from the bus stop on Church Road at the southernmost part of the site, and areas of the larger site option MNDP2b are more remote. Uncertain to positive effects are highlighted for site MNDP2a, and uncertain to negative effects of the larger MNDP2b. A Public Right of Way also borders the site to the north and it is currently unknown whether rerouting or avoidance is proposed in either scheme.		
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	?/-	?
Commentary	Neither site proposal is located within or adjacent to the Conservation Area. With site access unknown for the larger site option MNDP2b, uncertain effects are predicted regarding whether northern or southern		

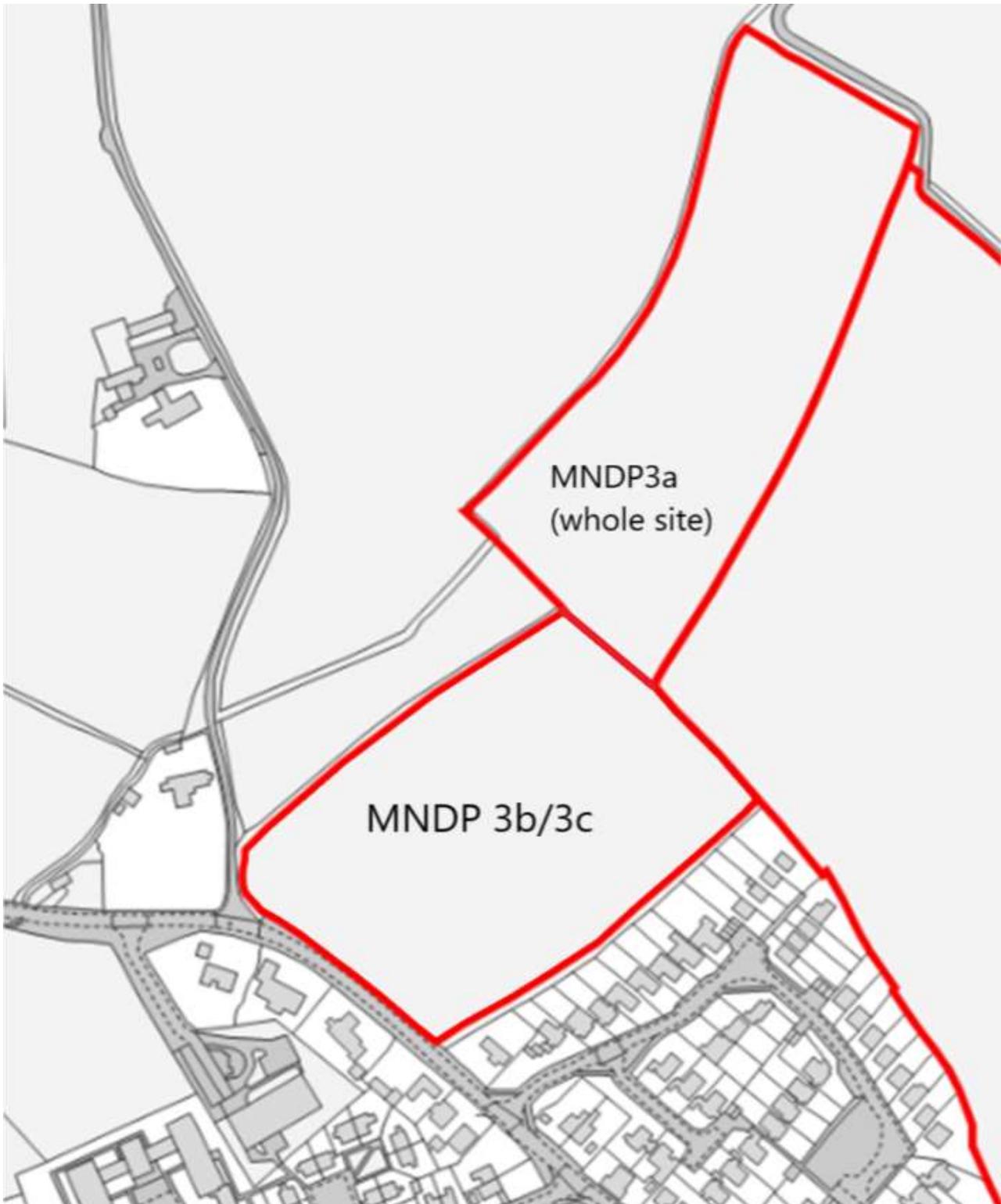
SEA Objective	Sub - criteria	MNDP2a	MNDP2b
	<p>journeys would be directed through the Conservation Area, although it is possible that should both western and eastern access points be established and viable, then the Conservation Area can be avoided. Should such access to be established, this would offer an alternative route for existing residents to avoid the Conservation Area. Site option MNDP2a has been granted outline planning permission based on a scheme that ensures access from Glebe Road to the north. This would lead to northern journeys avoiding the Conservation Area, but southern journeys being directed to Mendlesham Road via the Conservation Area as the most convenient route. For that reason, uncertain to negative effects are highlighted for this option.</p>		
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	0	0
Commentary	Neither site option adjoins a potentially incompatible use (residential to the north and agricultural to the south, east and west bounded by Oak Farm Lane and Old Station Road respectively).		
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	?/-	?/-
Commentary	Both site options include part Grade 2 and part Grade 3 agricultural land. The site is currently in agricultural use. Uncertain to negative effects are highlighted due to the possible loss of 'good' quality agricultural land.		
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	<p>(11.1) Loss of hedgerows / aerial mapping</p> <p>(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) &amp; Mid-Suffolk Settlement Assessment (MSSA) (2018)</p> <p>(11.3) Coalescence / GIS mapping (qualitative assessment)</p>	0	0
Commentary	Both site options would not lead to a loss of or change to field boundaries. The sites are contained within viewpoint 1 of the Landscape and Visual Assessment of Mendlesham, taking into account views towards the village from the highest point of Oak Farm Lane. Although there would be exposed views of the proposal sites, this Lane is lightly trafficked and as such sensitivity is considered to be low. The sites		

SEA Objective	Sub - criteria	MNDP2a	MNDP2b
	would not significantly contribute to a diminishing of the strategic gap between Mendlesham and Mendlesham Green.		
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	?/-	-
Commentary	Effects for both site options (the allocated site and that with planning permission) have been highlighted as having negative implications however with the possibility of mitigation. The larger site option as allocated has potential to further harm the setting of a listed building; and the potential for impacting the setting of the grade II* listed building to the west of the site needs to be considered in any design to ensure the farm complex retains as much contact to its rural setting as possible. Retention of the line of the former railway should also be incorporated into the design along the northern boundary. (Mendlesham: Heritage Assessment of Potential Growth Sites; Place Services, 2019).		
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.1) Loss of accessible open space / GIS mapping	0	0
	(13.2) Loss of leisure and recreation facilities / GIS mapping	0	0
	(13.3) Loss of community facilities / GIS mapping	0	0
Commentary	There will be no loss of accessible open space, or leisure, community and recreation facilities as a result of any development of the site options. In addition, a development of the size of MNDP2b can be expected to ensure the provision of new open space to meet the needs of the new community and possibly new recreation facilities, however specific information regarding this is not available at the current time / could only be expected at the planning application stage.		
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	0	0
Commentary	The site options would not see the loss of any part of a designated site or priority habitat.		



SEA Objective	Sub - criteria	MNDP2a	MNDP2b
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	0/?	-
	(15.2) Areas of surface water flood risk / SHELAA	0	0
	(15.3) Proximity to SPZs / EA mapping	?	?
Commentary	<p>The River Dove forms the natural boundary of both site options to the east with areas of Flood Risk Zone 2 and 3 extending into the sites at this point. Negative effects are highlighted regarding MNDP2b as approximately 20% of the site area is within Flood Risk Zones 2 and 3, extending along the River. A much smaller percentage of the site area of MNDP2a is affected leading to no or uncertain effects. Regarding the allocated site, the recommendations from the Plan's Level 2 SFRA are:</p> <ul style="list-style-type: none"> <li>• The site layout should be planned sequentially, avoiding development within Flood Zone 2 &amp; 3.</li> <li>• Development must seek opportunities to reduce overall level of flood risk on and off site.</li> <li>• Where possible, SuDS should be designed into the site.</li> <li>• Infiltration testing and where necessary groundwater monitoring before infiltration drainage systems are used on site.</li> <li>• SuDS should be located outside of Flood Zone 3 to prevent loss of floodplain storage.</li> </ul> <p>No part of either site is susceptible to surface water flood risk. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area and the implications uncertain at this stage.</p>		
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	(16.1) Proximity to water bodies / GIS mapping	-	-
Commentary	<p>Both sites are adjacent to the River Dove at the site's eastern boundary. Cautious negative effects are highlighted at this stage, in regard to the effects on water quality that could arise from the development of the sites.</p>		

Site MNDP3a – Land to the north east of Chapel Road, Mendlesham (4.6ha) &  
Site MNDP3b/3c – Land to the north east of Chapel Road, Mendlesham  
(2.3ha)



SEA Objective	Sub - criteria	MNDP3a	MNDP3b	MNDP3c
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA	0	0	0
	(1.2) Increase in retail premises / SHELAA	0	0	0
Commentary	The sites are proposed for residential greenfield development and as such there will be no loss of or increase in business or retail premises.			
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / SHELAA	?	?	?
	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	++	++	++
Commentary	Insufficient information is available regarding the detailed proposals at this present time in order to determine the type and tenure of units on a consistent basis, and as such uncertain impacts have been identified regarding this sub-criterion for all options. All estimated dwelling yields of the options would yield an increase in affordable units as per the adopted altered MSDC Local Plan policy H4. This will ensure significant positive effects on affordable housing delivery in the MNDP area for all options.			
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	-	?	?
Commentary	The sites are adjacent to the development boundary to the south however would extend the built form into the countryside north of Mendlesham. The smaller site options of MNDP3b and MNDP3c will not extend as far north and can be considered a better option in regard to ensuring positive outcomes related to settlement pattern.			
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.			

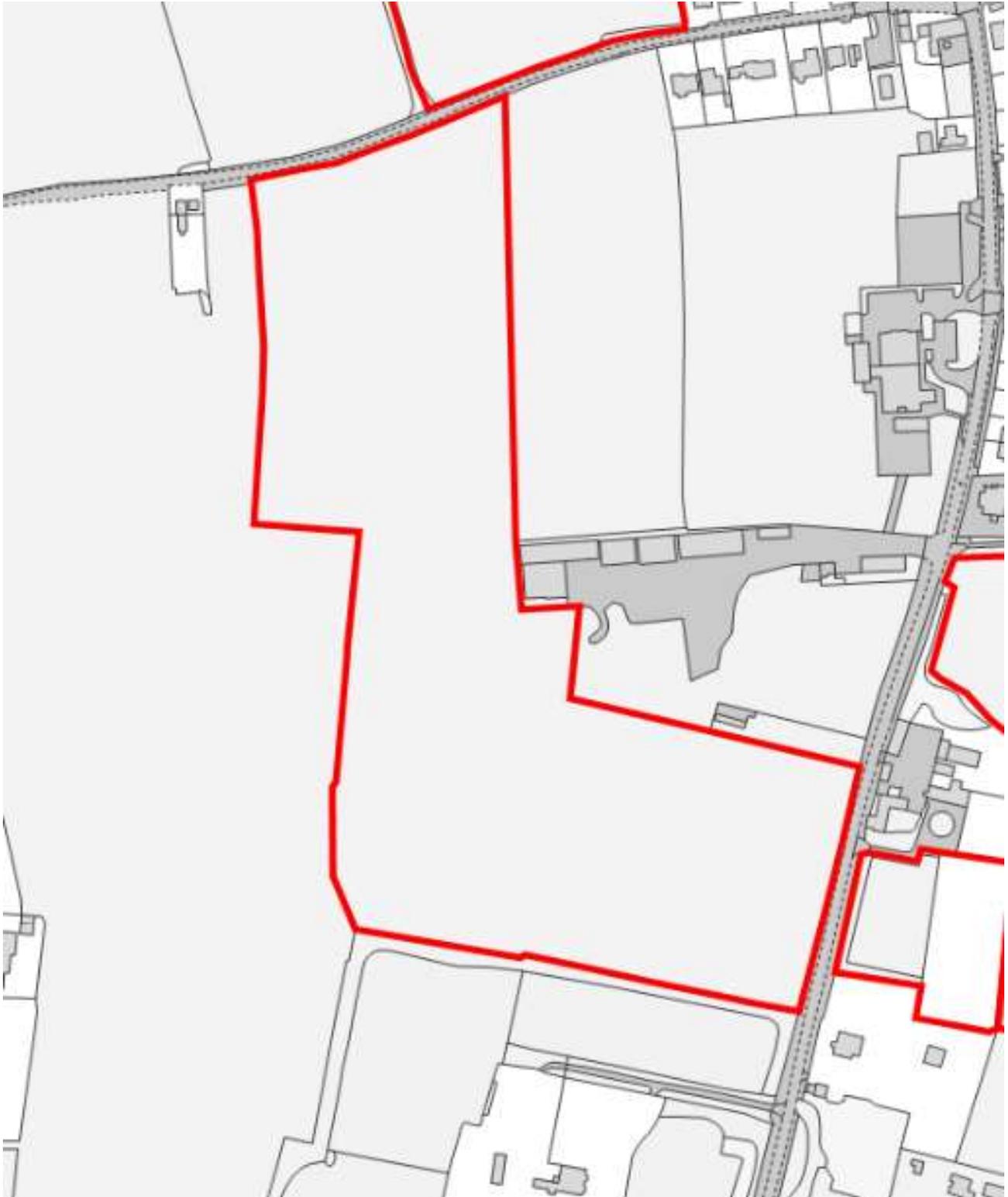
SEA Objective	Sub - criteria	MNDP3a	MNDP3b	MNDP3c
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.			
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	?/-	+	+
	(6.2) Distance to convenience shopping / GIS mapping	?/-	+	+
	(6.3) Distance to Primary school / GIS mapping	?/-	+	+
	(6.4) Access to site (transport network) / SHELAA	?	?	?
Commentary	The sites are within 800m of the GP surgery, including in the northernmost part of the larger site option, however the northernmost parts of the larger site are beyond 800m to a convenience shop and the Primary school. The southernmost parts of the site are within 800m from a convenience shop and the Primary school. Access to the sites from the south does not currently exist, however can be achieved from Chapel Road.			
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	?/-	+	+
	(7.2) Proximity to PRowWs & Byways / GIS mapping	?	?	?
Commentary	The southern part of all the site options are within 400m from a bus stop at the Kings Head public house. There will be positive effects related to the smaller site options as a result, however uncertain to negative implications regarding the larger site option should the whole area be developed as northern areas are a further distance from bus stops. A Public Right of Way borders the site to the south and east and it is uncertain at this stage whether they are proposed to be diverted or integrated into any eventual schemes.			

SEA Objective		Sub - criteria	MNDP3a	MNDP3b	MNDP3c
8. To minimise traffic movements through the Conservation Area.		(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	?/-	?/-	?/-
Commentary	All site options are distanced from the Conservation Area and access north would not be directed through the Conservation Area. Access to / from Stowmarket and Stowupland in the south would likely be via the Conservation Area, leading to the possibility of negative effects.				
9. To ensure that the location of development is compatible with neighbouring uses.		(9.1) Distance to potentially incompatible uses / GIS mapping	0	0	0
Commentary	The proposal(s) for residential use would be compatible with neighbouring agricultural and existing residential uses				
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.		(10.1) Soil quality / ALC mapping (Natural England)	?	?	?
Commentary	All site options are within Grade 3 Agricultural Land and the current land use of the site is for agricultural purposes. An uncertain effect has been highlighted to reflect the loss of agricultural land but in consideration of its moderate quality.				
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.		(11.1) Loss of hedgerows / aerial mapping	0	0	0
		(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	-	-	-
		(11.3) Coalescence / GIS mapping (qualitative assessment)	0	0	0

SEA Objective	Sub - criteria	MNDP3a	MNDP3b	MNDP3c
Commentary	No site options would lead to the loss of or any change to field boundaries. The southern part of all site options lies within an area identified as Viewpoint 9 within the Landscape and Visual Assessment of Mendlesham report and has been identified as having a high visual sensitivity as it represents a key entrance gateway into and out of the village, leading to likely negative effects should they be developed. This view is further defined by the gaps within hedgerows and the screened backs of properties on Mayfield Way. No site option would significantly contribute to a diminishing of the strategic gap between Mendlesham and any neighbouring settlement.			
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	0	0	0
Commentary	There would be no significant impact on the historic core from any of the site options, however all would create an urban expansion into the historic rural landscape (Mendlesham: Heritage Assessment of Potential Growth Sites; Place Services, 2019). For this reason, all site options have been identified as having 'no effect' in principle however more detailed effects are likely to be identifiable at the development management stage should an application be forthcoming.			
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.1) Loss of accessible open space / GIS mapping	0	0	0
	(13.2) Loss of leisure and recreation facilities / GIS mapping	0	0	0
	(13.3) Loss of community facilities / GIS mapping	0	0	0
Commentary	There will be no loss of accessible open space, or leisure, community and recreation facilities as a result of any of the site options. In addition, any development at the specified sizes can be expected to ensure the provision of new open space to meet the needs of the new community and possibly new recreation facilities, however specific information regarding this is not available at the current time / could only be expected at the planning application stage.			
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	0	0	0

SEA Objective	Sub - criteria	MNDP3a	MNDP3b	MNDP3c
Commentary	No site option would see the loss of any part of a designated site or priority habitat.			
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	--	0	0
	(15.2) Areas of surface water flood risk / SHELAA	0	0	0
	(15.3) Proximity to SPZs / EA mapping	?	?	?
Commentary	A significant area of the northern and western parts of MNDP3a is within Flood Risk Zone 3 and 2 associated with a tributary of the River Dove. This is not the case for the smaller site options of MNDP3b/3c. The southern parts of the site alongside Chapel Road are free from such constraint however over 20% of the total area of MNDP3a is within Flood Zone 3. No part of the site is susceptible to surface water flood risk. The whole of all site options fall within Source Protection Zone III (Total Catchment), although this is true of all land within the MNDP area and the implications uncertain at this stage.			
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	(16.1) Proximity to water bodies / GIS mapping	-	0	0
Commentary	A tributary of the River Dove flows through the northern and eastern parts of the site associated with option MNDP3a only. Negative effects have been cautiously highlighted regarding water quality should the site be developed.			

### Site MNDP4 – Land between Mill Road and Old Station Road, Mendlesham





SEA Objective	Sub - criteria	Impact
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA (1.2) Increase in retail premises / SHELAA	0 0
Commentary	The site is assessed for residential greenfield development and as such there will be no loss of, or increase in business or retail premises.	
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / SHELAA (2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	? ++
Commentary	Insufficient information is available regarding any detailed proposal at this present time in order to determine the type and tenure of units, and as such uncertain impacts have been identified regarding this sub-criterion. The size of the site and the expected dwelling yield would significantly positively contribute to affordable housing provision in the Plan area.	
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	-
Commentary	The site is adjacent to the development boundary however would extend the built form into the countryside west of Mendlesham. For this reason negative effects have been highlighted.	
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.	
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.	
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	?/-
	(6.2) Distance to convenience shopping / GIS mapping	?
	(6.3) Distance to Primary school / GIS mapping	+



SEA Objective		Sub - criteria	Impact
		(6.4) Access to site (transport network) / SHELAA	?
Commentary	The site is within 800m of all services at various eastern points, however is beyond this distance in the south west of the site. For this reason, uncertain to uncertain-negative impacts have been identified. The site is however within 800m of the Primary school at all points. Access to the site does not exist, however can be achieved from Mill Road and Old Station Road.		
	7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	?/+
		(7.2) Proximity to PRowS & Byways / GIS mapping	0
Commentary	The majority of the site is within 400m of a bus stop at Old Station Road, however is beyond this distance in the western part of the site. Uncertain to positive impacts have been highlighted. There are no Public Rights of Way in or adjacent to the site.		
	8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	0
Commentary	The site is distanced from the Conservation Area and journeys out of the village north and south can also be expected to bypass the Conservation Area.		
	9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	0
Commentary	The site does not adjoin a potentially incompatible use, with agricultural uses to the north and west, and playing fields / residential uses to the east. Mendlesham Woods lies to the south of the site.		
	10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	?
Commentary	The site is within Grade 3 Agricultural Land and is in agricultural use. An uncertain effect has been highlighted to reflect the loss of agricultural land but in consideration of its moderate quality.		

SEA Objective	Sub - criteria	Impact
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.1) Loss of hedgerows / aerial mapping	0
	(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	--
	(11.3) Coalescence / GIS mapping (qualitative assessment)	0
Commentary	The proposal would not lead to a loss of or change to field boundaries. The site lies within an area of land that contributes strongly to a key view in the Mid-Suffolk Settlement Assessment and views looking east from Hobbies Lane towards the settlement exist of open fields between Hobbies Lane and the edge of the settlement that provide an important buffer between the farm complexes to the east and north east of Mendlesham and the settlement. This may lead to significantly negative and irreversible effects. The site would not significantly contribute to any diminishing of a strategic buffer between Mendlesham and neighbouring settlements however.	
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	-
Commentary	The potential for impacting the setting of the Conservation Area and the grade II listed buildings needs to be considered. Impact on the entrance to the Conservation Area would need to be carefully designed. The presence of a field walking scatter identifies the potential for medieval occupation on the road frontage (Mendlesham: Heritage Assessment of Potential Growth Sites; Place Services, 2019). Within the scope of this assessment, negative effects are notionally highlighted.	
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.1) Loss of accessible open space / GIS mapping	0
	(13.2) Loss of leisure and recreation facilities / GIS mapping	0
	(13.3) Loss of community facilities / GIS mapping	0
Commentary	There will be no loss of accessible open space, or leisure, community and recreation facilities as a result of developing the site. In addition, a development of this size can be expected to ensure the provision of new open space to meet the needs of the new community and possibly new recreation facilities, however specific information regarding this is not available at the current time / could only be expected at the	

SEA Objective	Sub - criteria	Impact
	planning application stage.	
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	-
Commentary	The site borders two priority habitats (young woodland and broadleaved woodland) to the south associated with Mendlesham / Millennium Woods. It can be expected that some degree of harm to these habitats may occur through construction or permanently without specific planning conditions.	
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	0
	(15.2) Areas of surface water flood risk / SHELAA	0
	(15.3) Proximity to SPZs / EA mapping	?
Commentary	No part of the site is susceptible to fluvial or surface water flooding. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area. The implications of this are assessed as uncertain at this stage.	
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	(16.1) Proximity to water bodies / GIS mapping	0
Commentary	There are no water bodies on site or any known associated water quality impacts.	

Site MNDP5 – Land east of Old Station Road



SEA Objective	Sub - criteria	Impact
	(1.1) Increase in business premises / SHELAA	0



SEA Objective	Sub - criteria	Impact
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.2) Increase in retail premises / SHELAA	0
Commentary	The site has been assessed for residential greenfield development and as such there will be no loss of, or increase in business or retail premises.	
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / SHELAA	?
	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	+
Commentary	Insufficient information is available regarding the detailed proposal at this present time in order to determine the type and tenure of units, and as such uncertain impacts have been identified regarding this sub-criterion. The site is proposed for 5 dwellings, which would make only a small contribution for affordable housing needs as per Adopted Local Plan MSDC Policy H4.	
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	?
Commentary	The site is adjacent to the settlement boundary and would represent only a modest expansion of Mendlesham.	
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.	
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.	
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	-
	(6.2) Distance to convenience shopping / GIS mapping	+
	(6.3) Distance to Primary school / GIS mapping	+



SEA Objective	Sub - criteria	Impact
	(6.4) Access to site (transport network) / SHELAA	?
Commentary	The site is approximately 1,000-1,200m from the GP surgery, 480m from a convenience shop, and 160m from the primary school offering a range of accessibility effects from negative to predominantly positive. Access to the site does not currently exist but can be achieved from Old Station Road.	
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	+
	(7.2) Proximity to PRowS & Byways / GIS mapping	0
Commentary	The site is approximately 300-350m from a bus stop on Old Station Road and 650m from a bus stop on Church Road, affording positive effects for this sub-criterion. There are no PRowS / Byways present on or adjacent to site.	
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	0
Commentary	The site is not located within or adjacent to the Conservation Area. Northern and southern journeys out of the site would be unlikely to go through the Conservation Area, instead via Old Station Road (south) and Mill Road (north).	
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	0
Commentary	There are no potentially incompatible uses adjacent to the site, with a predominantly agricultural use associated with Elms Farm.	
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	0
Commentary	The site is currently a residential garden and does not have any agricultural use.	
	(11.1) Loss of hedgerows / aerial mapping	0

SEA Objective	Sub - criteria	Impact
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	0
	(11.3) Coalescence / GIS mapping (qualitative assessment)	0
Commentary	The proposal would not lead to a loss of or change to field boundaries. As a current residential garden screened with a lot of existing trees, the site can be considered to have a low level of impact regarding key views. The site would not significantly contribute to any diminishing of a strategic buffer between Mendlesham and neighbouring settlements.	
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	-
Commentary	The potential for impacting the setting of the grade II* listed building needs to be considered in any design to ensure the farm complex retains as much contact to its rural setting as possible, as it lies adjacent. The full impact of this also depends on the progress of sites MNDP2a & MNDP2b (Mendlesham: Heritage Assessment of Potential Growth Sites; Place Services, 2019).	
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.1) Loss of accessible open space / GIS mapping	0
	(13.2) Loss of leisure and recreation facilities / GIS mapping	0
	(13.3) Loss of community facilities / GIS mapping	0
Commentary	The site is a current residential garden and as such there will be no loss of publically accessible open space, leisure or community facilities.	
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	0
Commentary	The proposal would not see the loss of any part of a designated site or priority habitat.	
	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	0



SEA Objective		Sub - criteria	Impact
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)		(15.2) Areas of surface water flood risk / SHELAA	0
		(15.3) Proximity to SPZs / EA mapping	?
Commentary	The site is within Flood Risk Zone 1 and has no history of surface water flooding. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area. The implications of this are identified as uncertain at this stage.		
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.		(16.1) Proximity to water bodies / GIS mapping	0
Commentary	There are no water bodies on site or associated water quality issues.		

Site MNDP6 – Land to the east of Oak Farm Lane, Mendlesham



SEA Objective	Sub - criteria	Impact
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA	0
	(1.2) Increase in retail premises / SHELAA	0
Commentary	The proposal is for residential greenfield development and as such there will be no loss of, or increase in business or retail premises.	
	(2.1) Increase in mix of housing types / SHELAA	?

SEA Objective	Sub - criteria	Impact
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	++
Commentary	Insufficient information is available regarding the detailed proposal at this present time in order to determine the type and tenure of units, and as such uncertain impacts have been identified regarding this sub-criterion. A yield of 15 dwellings would significantly contribute to the delivery of affordable housing needs in the Plan area.	
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	--
Commentary	The site is detached from the settlement boundary and has no relationship with the existing settlement pattern.	
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.	
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.	
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	-
	(6.2) Distance to convenience shopping / GIS mapping	?/-
	(6.3) Distance to Primary school / GIS mapping	+
	(6.4) Access to site (transport network) / SHELAA	?
Commentary	The site is approximately 1,000m from the GP surgery, 800m from a convenience shop and 650m from the primary school leading to range of assessed effects regarding accessibility. No access currently exists; however access could be achieved from Oak Farm Lane.	
	(7.1) Distance to bus stop / GIS mapping	+

SEA Objective	Sub - criteria	Impact
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.2) Proximity to PRowS & Byways / GIS mapping	0
Commentary	The site is less than 400m from a bus stop on Church Road and 650m from those on Old Station Road, affording positive effects. There are no PRowS / Byways present in or adjacent to site.	
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	?/-
Commentary	The site is not located within or adjacent to the Conservation Area. Northern journeys out of the site would not be directed through the Conservation Area, however to access Stowmarket and Stowupland, journeys will be directed westward through the Conservation Area.	
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	0
Commentary	A residential development would be compatible with adjoining agricultural uses.	
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	-
Commentary	A significant proportion of allocated land (> 25%) is on grade 2 agricultural land. A negative effect has been highlighted regarding the permanent and irreversible loss of 'good' quality soil, which represents the best and most versatile in the Neighbourhood Plan area.	
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.1) Loss of hedgerows / aerial mapping	0
	(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	0
	(11.3) Coalescence / GIS mapping (qualitative assessment)	0

SEA Objective	Sub - criteria	Impact
Commentary	The proposal would not lead to a loss of or change to field boundaries. The site is partially within Viewpoint 1 within the Landscape and Visual Assessment of Mendlesham. This assessment considers that the view has a low level of visual sensitivity. The site would not significantly contribute to any diminishing of a strategic buffer between Mendlesham and neighbouring settlements.	
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	-
Commentary	The development of this site would impact the setting of the Grade I church separating it from its agrarian landscape to the south. This development lies on the route of the historic light railway line. If this site proceeds it will destroy part of the non-designated heritage asset. The negative effect is largely to do with the size and shape of the site as there is considered little movement for design to mitigate any impacts (Mendlesham: Heritage Assessment of Potential Growth Sites; Place Services, 2019).	
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.1) Loss of accessible open space / GIS mapping	0
	(13.2) Loss of leisure and recreation facilities / GIS mapping	0
	(13.3) Loss of community facilities / GIS mapping	0
Commentary	Development of the site would not result in the loss of any publically accessible open space or leisure or community facilities.	
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	0
Commentary	The proposal would not see the loss of any part of a designated site or priority habitat.	
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	?/-
	(15.2) Areas of surface water flood risk / SHELAA	0
	(15.3) Proximity to SPZs / EA mapping	?



SEA Objective	Sub - criteria	Impact
<p>Commentary</p>	<p>The site borders the River Dove and associated Flood Risk Zones 3 and 2. The western part of the site, including the assumed access point, is within Flood Risk Zone 3 and 2; however the majority of the site is within Flood Risk Zone 1. The site is not susceptible to surface water flooding. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area and the implications of this are uncertain at this stage.</p>	
<p>16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.</p>	<p>(16.1) Proximity to water bodies / GIS mapping</p>	<p>-</p>
<p>Commentary</p>	<p>The proposal is adjacent to a water body. Negative effects are cautiously highlighted in this assessment regarding associated water quality issues from the development of the site.</p>	

### Site MNDP7 – Land north of Brockford Road



SEA Objective	Sub - criteria	Impact
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA	0
	(1.2) Increase in retail premises / SHELAA	0
Commentary	The proposal is for residential greenfield development and as such there will be no loss of, or increase in business or retail premises.	
	(2.1) Increase in mix of housing types / SHELAA	?

SEA Objective	Sub - criteria	Impact
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	++
Commentary	Insufficient information is available regarding the detailed proposal at this present time in order to determine the type and tenure of units, and as such uncertain impacts have been identified regarding this sub-criterion. A yield of 45 dwellings would significantly contribute to the delivery of affordable housing needs in the Plan area.	
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	-
Commentary	The site is adjacent to the development boundary however would significantly extend the built form into the countryside east of Mendlesham, leading to negative effects.	
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.	
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.	
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	?/-
	(6.2) Distance to convenience shopping / GIS mapping	+
	(6.3) Distance to Primary school / GIS mapping	+
	(6.4) Access to site (transport network) / SHELAA	?
Commentary	The site is approximately 800m from the GP surgery at the nearest point however eastern parts of the site are further distanced leading to a mix of positive and negative effects with overall uncertainty. The site is however approximately 500m from a convenience shop and 650m from the primary school and accessible throughout the site. No access currently exists; however access could be achieved from Brockford Road.	
	(7.1) Distance to bus stop / GIS mapping	+



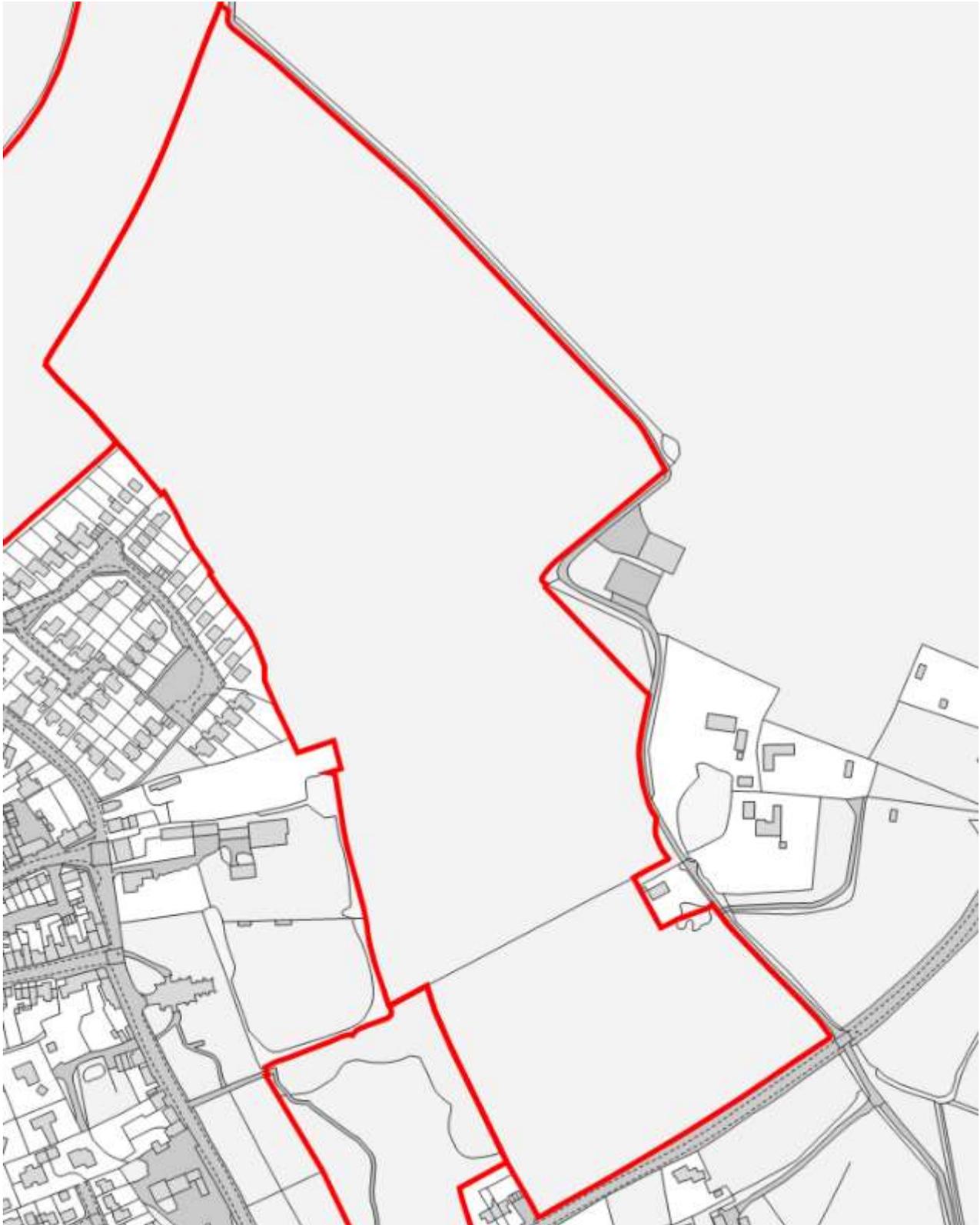
SEA Objective	Sub - criteria	Impact
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.2) Proximity to PRoWs & Byways / GIS mapping	0
Commentary	The site is less than 400m from a bus stop on Church Road and 450m from those on Old Station Road, leading to positive effects. There are no PRoWs / Byways present on or adjacent to the site.	
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	?/-
Commentary	The site is not located within or adjacent to the Conservation Area. Northern journeys out of the site would not be directed through the Conservation Area, however to access Stowmarket and Stowupland, journeys will be directed westward through the Conservation Area.	
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	0
Commentary	A residential development would be compatible with adjoining agricultural uses and a place of worship.	
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	?
Commentary	The site represents grade 3 agricultural land and is predominantly in agricultural use. An uncertain effect has been highlighted to reflect the loss of agricultural land but in consideration of its moderate quality.	
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.1) Loss of hedgerows / aerial mapping	0
	(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	--
	(11.3) Coalescence / GIS mapping (qualitative assessment)	0
Commentary	The proposal would not lead to a loss of or change to field boundaries. The site is partially within Viewpoint	

SEA Objective	Sub - criteria	Impact
	<p>10 within the Landscape and Visual Assessment of Mendlesham. This assessment considers that the view has a high level of visual sensitivity. The site is also partially within an area identified as a key view within the Mid-Suffolk Settlement Assessment; emphasising the prominent position of the church and eastern edge of the settlement and also the highly significant relationship between Church and Hall, leading to significant negative effects. The site would not significantly contribute to any diminishing of a strategic buffer between Mendlesham and neighbouring settlements.</p>	
<p>12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.</p>	<p>(12.1) Impact on historic environment / Place Services historic building &amp; environment specialists</p>	<p>--</p>
<p>Commentary</p>	<p>This area is highly susceptible to development with the result of considerable harm being caused to the setting of the Conservation Area, Grade I listed church and moated site (Mendlesham: Heritage Assessment of Potential Growth Sites; Place Services, 2019). This will lead to significant negative effects at the scale proposed.</p>	
<p>13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area</p>	<p>(13.1) Loss of accessible open space / GIS mapping</p>	<p>0</p>
	<p>(13.2) Loss of leisure and recreation facilities / GIS mapping</p>	<p>0</p>
	<p>(13.3) Loss of community facilities / GIS mapping</p>	<p>0</p>
<p>Commentary</p>	<p>Development of the site would not result in the loss of any publically accessible open space or leisure or community facilities.</p>	
<p>14. To protect and enhance existing features of biodiversity within the Plan area</p>	<p>(14.1) Loss of biodiversity features / GIS mapping</p>	<p>0</p>
<p>Commentary</p>	<p>The proposal would not see the loss of any part of a designated site or priority habitat.</p>	
<p>15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)</p>	<p>(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)</p>	<p>?</p>
	<p>(15.2) Areas of surface water flood risk / SHELAA</p>	<p>0</p>
	<p>(15.3) Proximity to SPZs / EA mapping</p>	<p>?</p>



SEA Objective	Sub - criteria	Impact
<p>Commentary</p>	<p>The site borders the River Dove to the south and associated Flood Risk Zones 3 and 2. A small southern part of the site is within Flood Risk Zone 3 and 2; however the majority of the site is within Flood Risk Zone 1. The site is not susceptible to surface water flooding. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area. The implications of this are uncertain at this stage.</p>	
	<p>16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.</p>	
<p>Commentary</p>	<p>(16.1) Proximity to water bodies / GIS mapping</p> <p>The proposal is adjacent to a water body. Negative effects have been identified cautiously in regard to any effects on water quality should the site be developed.</p>	<p>-</p>

### Site MNDP8 – Land north of Brockford Road, Mendlesham



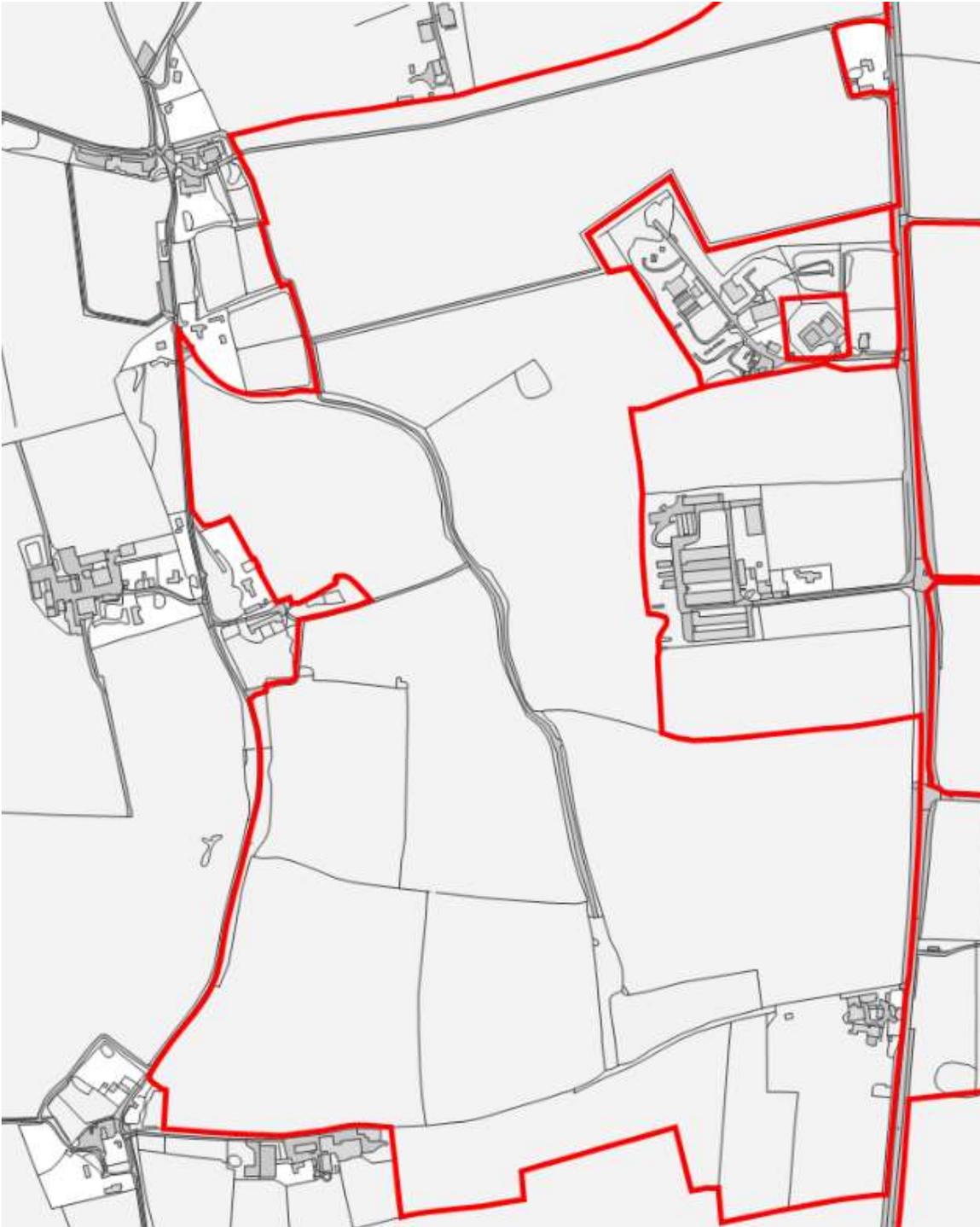
SEA Objective	Sub - criteria	Impact
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA	0
	(1.2) Increase in retail premises / SHELAA	0
Commentary	The proposal is for residential greenfield development and as such there will be no loss of, or increase in business or retail premises.	
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / SHELAA	?
	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	++
Commentary	Insufficient information is available regarding the detailed proposal at this present time in order to determine the type and tenure of units, and as such uncertain impacts have been identified regarding this sub-criterion. The site would significantly contribute to the delivery of affordable housing needs in the Plan area.	
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	-
Commentary	The site is adjacent to the development boundary however would significantly extend the built form into the countryside north and east of Mendlesham. This leads to negative effects.	
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.	
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.	
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	?/-
	(6.2) Distance to convenience shopping / GIS mapping	?/+
	(6.3) Distance to Primary school / GIS mapping	?/+

SEA Objective	Sub - criteria	Impact
	(6.4) Access to site (transport network) / SHELAA	?
Commentary	The site is approximately 500m from the GP surgery at the nearest point however eastern parts of the site are further distanced. The site is also approximately 500-900m from a convenience shop and 650-1,000m from the primary school. No access currently exists; however access could be achieved from Brockford Road.	
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	+
	(7.2) Proximity to PRowS & Byways / GIS mapping	-
Commentary	The site is less than 400m from a bus stop on Church Road and approximately 600m from those on Old Station Road at the nearest point. A Public Right of Way crosses the site east-west and is also present adjacent to the site.	
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	?/-
Commentary	The site is adjacent to the Conservation Area however northern journeys out of the site would not be directed through the Conservation Area. Southern journeys to Stowmarket and Stowupland would likely see traffic through the Conservation Area westwards, leading to a degree of negative effect on this objective.	
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	0
Commentary	A residential development would be compatible with adjoining residential and agricultural uses.	
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	?
Commentary	The site represents grade 3 agricultural land and is predominantly in agricultural use. An uncertain effect has been highlighted to reflect the loss of agricultural land but in consideration of its moderate quality.	

SEA Objective	Sub - criteria	Impact
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.1) Loss of hedgerows / aerial mapping	-
	(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	--
	(11.3) Coalescence / GIS mapping (qualitative assessment)	0
Commentary	The proposal would lead to a loss of or change to field boundaries associated with the PRow. The site is within Viewpoint 10 within the Landscape and Visual Assessment of Mendlesham. This assessment considers that the view has a high level of visual sensitivity. The site is also strongly within an area identified as a key view within the Mid-Suffolk Settlement Assessment; emphasising the prominent position of the church and eastern edge of the settlement and also the highly significant relationship between Church and Hall. This leads to the assessment of potential significant negative effects. The site would not significantly contribute to any diminishing of a strategic buffer between Mendlesham and neighbouring settlements however.	
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	--
Commentary	This area is highly susceptible to development with the result of considerable harm being caused to the setting of the conservation area, Grade I church and moated site (Mendlesham: Heritage Assessment of Potential Growth Sites; Place Services, 2019). For this reason, potential significant negative effects are highlighted.	
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.1) Loss of accessible open space / GIS mapping	+
	(13.2) Loss of leisure and recreation facilities / GIS mapping	?/+
	(13.3) Loss of community facilities / GIS mapping	?/+
Commentary	Development of the site would not result in the loss of any publically accessible open space or leisure or community facilities. A proposal of this size would likely contribute to the provision of new areas of open space and the potential for other services / community use buildings however in line with District level policy requirements, leading to uncertain to positive effects.	

SEA Objective	Sub - criteria	Impact
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	0
Commentary	The proposal would not see the loss of any part of a designated site or priority habitat.	
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	0
	(15.2) Areas of surface water flood risk / SHELAA	0
	(15.3) Proximity to SPZs / EA mapping	?
Commentary	The site is within Flood Risk Zone 1. The site is not susceptible to surface water flooding. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area. The implications of this are assessed as uncertain at this stage.	
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	(16.1) Proximity to water bodies / GIS mapping	0
Commentary	The site is not adjacent to a water body and it is unlikely that there would be any negative associated water quality effects as a result.	

### Site MNDP9 – Land west of A140, Mendlesham



SEA Objective	Sub - criteria	Impact
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA	0
	(1.2) Increase in retail premises / SHELAA	0
Commentary	The proposal is for residential-led greenfield development and as such there will be no loss of, or increase in business or retail premises.	
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / SHELAA	?
	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	++
Commentary	Insufficient information is available regarding the detailed proposal at this present time in order to determine the type and tenure of units, and as such uncertain impacts have been identified regarding this sub-criterion. The site would significantly contribute to the delivery of affordable housing needs in the Plan area.	
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	? / - -
Commentary	The site is entirely detached from existing settlement boundaries and represents a new village within the Countryside (as defined). For this reason, the potential for significant negative effects are highlighted, although it should be acknowledged that there would be little effect on the existing townscape of Mendlesham village; therefore, an overall level of uncertainty is also highlighted.	
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.	
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.	
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	-
	(6.2) Distance to convenience shopping / GIS mapping	-



SEA Objective	Sub - criteria	Impact
	(6.3) Distance to Primary school / GIS mapping	-
	(6.4) Access to site (transport network) / SHELAA	?
Commentary	The site is approximately 4km from services in Mendlesham which is the nearest existing settlement, leading to negative effects. It is possible however that the scale of the proposal is such that a new primary school may have to be included as part of development and similarly might some level of retail development. No access currently exists; however access could be achieved from Norwich Road / A140.	
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	-
	(7.2) Proximity to PRowS & Byways / GIS mapping	-
Commentary	The site is considerably over 400m from a bus stop. A Public Right of Way crosses the site and there is also a byway to the south and adjacent to the site. Negative effects are therefore highlighted, pending further information should any application be forthcoming.	
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	0
Commentary	The site is distanced from the Conservation Area and northern and southern journeys out of the site would not be directed through the Conservation Area of Mendlesham village.	
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	?
Commentary	A residential development would be compatible with the majority of adjoining uses; however part of the site surrounds an existing scrap yard with the potential for some degree of noise and light pollution. Uncertain effects are highlighted in view of this, pending the details of any forthcoming application and whether employment uses would be retained.	
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	?

SEA Objective	Sub - criteria	Impact
Commentary	The site represents grade 3 agricultural land and is predominantly in agricultural use. An uncertain effect has been highlighted to reflect the loss of agricultural land but in consideration of its moderate quality.	
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.1) Loss of hedgerows / aerial mapping	-
	(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	?
	(11.3) Coalescence / GIS mapping (qualitative assessment)	0
Commentary	The proposal would lead to the multiple loss of or change to field boundaries. The site is not within the scope of any landscape / visual assessment work undertaken for the village of Mendlesham leading to a general uncertainty in the lack of a comparable level of information to other sites assessed within this report. The site would not significantly contribute to any diminishing of a strategic buffer between Mendlesham and neighbouring settlements.	
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	-
Commentary	The site will need to assess the setting of the three adjacent listed buildings and ensure these would be considered in any master plan that would likely be required of a site this large in size. A full detailed programme of archaeological evaluation would be needed on the numerous archaeological field walking scatters recorded on the HER (Mendlesham: Heritage Assessment of Potential Growth Sites; Place Services, 2019). Overall, the possibility for negative effects cannot be ruled out, yet these are not considered notionally significant due to the possibility of effective mitigation of a site this large in land area.	
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.1) Loss of accessible open space / GIS mapping	+
	(13.2) Loss of leisure and recreation facilities / GIS mapping	+
	(13.3) Loss of community facilities / GIS mapping	+
Commentary	Development of the site would not result in the loss of any publically accessible open space or leisure or community facilities. The proposal includes a large area of open space and other services / community use	

SEA Objective	Sub - criteria	Impact
	buildings, and such provision can be confidently expected of any large scale proposal of this size.	
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	-
Commentary	The site is adjacent to (and includes a part of) a deciduous woodland priority habitat designation and woodland improvement zone. A nature improvement area also borders the south east part of the site. Despite the presence designations, it is possible that a development of this scale would likely include such features and designations within the layout of the scheme. This ensures that effects are not considered significant.	
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	0
	(15.2) Areas of surface water flood risk / SHELAA	?
	(15.3) Proximity to SPZs / EA mapping	?
Commentary	The site is within Flood Risk Zone 1. Part of the site has a risk of surface water flooding; however effects are uncertain as such areas can be avoided in a proposal of this size. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area. The implications for this are uncertain at this stage.	
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	(16.1) Proximity to water bodies / GIS mapping	-
Commentary	The proposal contains a number of small water bodies and irrigation ditches. This could have a minor negative impact on water quality pending furthermore detailed investigation and the suitability of mitigation. Negative effects have therefore been cautiously highlighted.	

Site MNDP10 – Land to the West of Old Station Road formerly known as the G. R. Warehousing site, now under development as ‘Station Fields.’



SEA Objective	Sub - criteria	Impact
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA	-
	(1.2) Increase in retail premises / SHELAA	0

SEA Objective	Sub - criteria	Impact
Commentary	The site was proposed and has been developed for residential brownfield development and as such there will be no loss of, or increase in retail premises. The site was formerly identified as employment (G.R. Warehousing) and the development of the site constituted a loss of employment land that the Plan may wish to rectify through policy or allocating new employment land.	
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / SHELAA	0
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	0
Commentary	As the site has been developed, 'no effects' have been identified as the site's allocation does not represent an increase of different types or tenures of units from the baseline position. Six affordable units were delivered as part of the scheme however again, 'no effect' from the baseline position has been assessed.	
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	?
Commentary	The site is adjacent to the settlement boundary and represents a modest expansion of Mendlesham. It is uncertain whether the development of the site has led to any formal acknowledgment or re-designation of the settlement boundary to include this land.	
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.	
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.	
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	-
	(6.2) Distance to convenience shopping / GIS mapping	+
	(6.3) Distance to Primary school / GIS mapping	+
	(6.4) Access to site (transport network) / SHELAA	+



SEA Objective	Sub - criteria	Impact
Commentary	The site is approximately 1,000m from the GP surgery and 500m from a convenience shop. Parts of the site however are approximately 200m walking distance from the Primary school. Access to the site exists at Old Station Road to the east.	
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	+
	(7.2) Proximity to PRoWs & Byways / GIS mapping	0
Commentary	The site is within 400m from a bus stop on Old Station Road however is approximately 600m from the bus stop on Church Road, affording positive effects. There is no PRoW / Byway present on or adjacent to site.	
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	0
Commentary	The proposal is not located within or adjacent to the Conservation Area. The location of the site would mean that southern and northern journeys out of the village would likely not pass through the core of the Conservation Area.	
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	0
Commentary	The proposal does not adjoin a potentially incompatible use (playing fields to the north and agricultural to the south and west bounded by Old Station Road).	
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	0
Commentary	The site is in non-agricultural use and has been previously developed.	
	(11.1) Loss of hedgerows / aerial mapping	0



SEA Objective	Sub - criteria	Impact
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	0
	(11.3) Coalescence / GIS mapping (qualitative assessment)	0
Commentary	The development of the site has not led to a loss of or change to field boundaries. The site is contained within viewpoint 4 of the Landscape and Visual Assessment of Mendlesham. Visual sensitivity is considered to be medium although a screening belt of trees and edge planting mitigates such views. The site's development has not significantly contributed to a diminishing of the strategic gap between Mendlesham and Mendlesham Green.	
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	0
Commentary	The site is in close proximity to the late 15 <sup>th</sup> century Grade II* listed Elms Farmhouse to the east and its setting. Due to the site's planning status and the fact that it has been built out, any harm to this designated heritage asset or its setting cannot have been deemed significant. The site represented previously developed land and was/is well screened with Old Station Road existing between the site and the listing.	
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.1) Loss of accessible open space / GIS mapping	0
	(13.2) Loss of leisure and recreation facilities / GIS mapping	0
	(13.3) Loss of community facilities / GIS mapping	0
Commentary	There was no loss of accessible open space, or leisure, community and recreation facilities as a result of the proposal.	
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	0
Commentary	The proposal did not see the loss of any part of a designated site or priority habitat.	

SEA Objective	Sub - criteria	Impact
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	0
	(15.2) Areas of surface water flood risk / SHELAA	0
	(15.3) Proximity to SPZs / EA mapping	?
Commentary	The site is entirely within Flood Risk Zone 1. No part of the site is susceptible to surface water flood risk. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area and uncertain effects are highlighted in order to potentially raise any cumulative effect elsewhere in this report.	
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	(16.1) Proximity to water bodies / GIS mapping	0
Commentary	The site is not adjacent to any water bodies.	

Site MNDP11 – Land to the north west of Mason Court known as Old Engine meadow, combined with the site known as Land to the West of Mason Court and adjacent to Horsefair Close.



SEA Objective	Sub - criteria	Impact
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA	0
	(1.2) Increase in retail premises / SHELAA	0
Commentary	The proposal is for residential greenfield development and as such there will be no loss of, or increase in business or retail premises.	
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / SHELAA	?
	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	++
Commentary	Insufficient information is available regarding the detailed proposal in order to determine the type and tenure of the 'non-affordable' units at this stage (this can be expected at the reserved matters stage), and as such uncertain impacts have been identified regarding this sub-criterion. An estimated 10 affordable units are part of the scheme. This will ensure significant positive effects on affordable housing delivery in the Plan area.	
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	?
Commentary	The site is adjacent to the development boundary and represents a modest expansion to the north west of Mendlesham.	
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.	
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.	
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	+
	(6.2) Distance to convenience shopping / GIS mapping	?/-
	(6.3) Distance to Primary school / GIS mapping	?/-

SEA Objective	Sub - criteria	Impact
	(6.4) Access to site (transport network) / SHELAA	+
Commentary	The site is adjacent to the GP surgery and approximately 800-900m from a convenience shop. Parts of the site are approximately 900m walking distance from the Primary school. Access to the site does not currently exist but can be achieved from Chapel Road to the north as per the approved outline application.	
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	-
	(7.2) Proximity to PRowS & Byways / GIS mapping	0
Commentary	The site is within 500m from a bus stop on Old Market Street however is approximately 600m from the bus stop on Church Road and 800m from the bus stop on Old Station Road. There is no PRow / Byway present on or adjacent to site.	
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	0
Commentary	The proposal is not located within or adjacent to the Conservation Area. The location of the site would mean that southern and northern journeys would not be directed through the Conservation Area.	
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	0
Commentary	The proposal does not adjoin a potentially incompatible use (residential to the south, the health centre to the east and agricultural to the north and west).	
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	?
Commentary	The site is within Grade 3 agricultural land and is in agricultural use. An uncertain effect has been highlighted to reflect the loss of agricultural land but in consideration of its moderate quality.	

SEA Objective	Sub - criteria	Impact
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.1) Loss of hedgerows / aerial mapping	-
	(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	-
	(11.3) Coalescence / GIS mapping (qualitative assessment)	0
Commentary	The proposal would lead to a loss of or change to field boundaries. The site is contained within viewpoint 8 of the Landscape and Visual Assessment of Mendlesham. Visual sensitivity is considered to be high representing a key entrance gateway to the village and for this reason negative effects have been highlighted. The site would not significantly contribute to a diminishing of the strategic gap between Mendlesham and neighbouring settlements.	
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	0
Commentary	The site is not within close proximity to any listed buildings or other heritage assets, as identified within the Heritage Assessment of Potential Growth Sites, and as such 'no effect' has been highlighted.	
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.1) Loss of accessible open space / GIS mapping	0
	(13.2) Loss of leisure and recreation facilities / GIS mapping	0
	(13.3) Loss of community facilities / GIS mapping	0
Commentary	There will be no loss of accessible open space, or leisure, community and recreation facilities as a result of the proposal.	
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	0
Commentary	The proposal would not see the loss of any part of a designated site or priority habitat.	



SEA Objective	Sub - criteria	Impact
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	-
	(15.2) Areas of surface water flood risk / SHELAA	0
	(15.3) Proximity to SPZs / EA mapping	?
Commentary	A large proportion of the site (20%) is within Flood Risk Zones 3 and 2 associated with a tributary of the River Dove to the north. For the purposes of a consistent approach to site assessment, negative effects have been highlighted however it should be acknowledged that the site has outline planning permission indicating that such effects can be overcome. No part of the site is susceptible to surface water flood risk. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area.	
16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.	(16.1) Proximity to water bodies / GIS mapping	-
Commentary	The proposal is adjacent to a tributary of the River Dove. The effects on water quality from development are unknown yet have been cautiously identified as negative at this stage.	

## Site MNDP12 – Land to the east of the Mendlesham Road and Mendlesham Green



SEA Objective	Sub - criteria	Impact
1. To ensure the retention and expansion of existing businesses and attract new business start-ups and retail activity within the Plan area	(1.1) Increase in business premises / SHELAA	0
	(1.2) Increase in retail premises / SHELAA	0



SEA Objective	Sub - criteria	Impact
Commentary	The proposal is for residential greenfield development and as such there will be no loss of, or increase in business or retail premises.	
2. To ensure a mix of housing types, tenures and sizes from new residential or mixed-use development proposals in the Plan area that meet identified local needs	(2.1) Increase in mix of housing types / SHELAA	+
	(2.2) Increase in affordable housing / applicable affordable housing requirements in adopted MSDC policy.	++
Commentary	The site is proposed for up to 10 affordable or rented dwellings. This will ensure significant positive effects on affordable housing delivery in the Plan area. This will lead to positive effects on housing tenures and affordability.	
3. To ensure good quality townscape / design that is compatible with local characteristics.	(3.1) Settlement pattern / GIS Mapping	-
Commentary	The site is not within the development boundary of Mendlesham Green, leading to negative effects.	
4. To ensure necessary improvements in infrastructure to support new development.	This Objective is considered a policy consideration / no quantitative information available.	
5. To ensure that development is as energy efficient as possible	This Objective is considered a policy consideration / no quantitative information available.	
6. To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	(6.1) Distance to GP Surgery / GIS mapping	-
	(6.2) Distance to convenience shopping / GIS mapping	-
	(6.3) Distance to Primary school / GIS mapping	-
	(6.4) Access to site (transport network) / SHELAA	?
Commentary	The site is approximately 3,000-3,500m from services in Mendlesham, leading to negative effects for all accessibility related criteria. Access to the site does not currently exist but could be achieved from	

SEA Objective		Sub - criteria	Impact
	Mendlesham Road to the west.		
7. To promote and maximise the use of sustainable transport modes and to promote home working	(7.1) Distance to bus stop / GIS mapping	+	
	(7.2) Proximity to PRoWs & Byways / GIS mapping	0	
Commentary	The site is less than 100m from a bus stop alighting and picking up just south of the site, leading to positive effects. There is no PRoW / Byway present on or adjacent to site.		
8. To minimise traffic movements through the Conservation Area.	(8.1) Distance to Conservation Area & likely traffic routes north and south / GIS mapping	?/-	
Commentary	The proposal is not located within or adjacent to the Conservation Area. The location of the site would mean that southern journeys would not be directed through the Conservation Area, however northern journeys would likely travel through the core of the Conservation Area.		
9. To ensure that the location of development is compatible with neighbouring uses.	(9.1) Distance to potentially incompatible uses / GIS mapping	?	
Commentary	The proposal adjoins a potentially incompatible use in the form of a poultry farm to the east / south east. Uncertain effects are highlighted due to the potential for potential odour and noise effects.		
10. To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	(10.1) Soil quality / ALC mapping (Natural England)	?	
Commentary	The site is within Grade 3 agricultural land and is in agricultural use. An uncertain effect has been highlighted to reflect the loss of agricultural land but in consideration of its moderate quality.		
11. To ensure the protection, enhancement and creation of features of a landscape value throughout the Plan area, including views to, from and across the Plan area.	(11.1) Loss of hedgerows / aerial mapping	0	
	(11.2) Loss of key views / Landscape and Visual Assessment of Mendlesham (LVAM) & Mid-Suffolk Settlement Assessment (MSSA) (2018)	?	

SEA Objective	Sub - criteria	Impact
	(11.3) Coalescence / GIS mapping (qualitative assessment)	0
Commentary	The proposal would not lead to a loss of or change to field boundaries. The site is not included within the scope of the landscape and visual sensitivity evidence base, and so uncertain effects are highlighted at this stage. The site would not significantly contribute to a diminishing of the strategic gap between Mendlesham Green and neighbouring settlements.	
12. To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	(12.1) Impact on historic environment / Place Services historic building & environment specialists	0
Commentary	A listed building lies to the north of the site area, however existing structures lie between. The Heritage Assessment of Potential Growth Sites identifies that there would be limited heritage impact, and as such 'no effect' has been highlighted within this assessment.	
13. To retain existing, and seek the provision of new community, leisure and recreation facilities and accessible natural green space within the Plan area	(13.1) Loss of accessible open space / GIS mapping	0
	(13.2) Loss of leisure and recreation facilities / GIS mapping	0
	(13.3) Loss of community facilities / GIS mapping	0
Commentary	There will be no loss of accessible open space, or leisure, community and recreation facilities as a result of the proposal.	
14. To protect and enhance existing features of biodiversity within the Plan area	(14.1) Loss of biodiversity features / GIS mapping	0
Commentary	The proposal would not see the loss of any part of a designated site or priority habitat.	
15. To ensure that there is no increase in fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)	(15.1) Areas of fluvial flood risk / (EA, DCLG mapping)	0
	(15.2) Areas of surface water flood risk / SHELAA	0
	(15.3) Proximity to SPZs / EA mapping	?



SEA Objective	Sub - criteria	Impact
<p>Commentary</p>	<p>The site is entirely within Flood Risk Zone 1. No part of the site is susceptible to surface water flood risk. The whole of the site falls within Source Protection Zone III (Total Catchment), although this is true of all land within the Plan area. The implications of this are uncertain at this stage.</p>	
	<p>16. To ensure that there is no deterioration in air or water quality within the Plan area and beyond as a result of development.</p>	<p>(16.1) Proximity to water bodies / GIS mapping</p>
<p>Commentary</p>	<p>The proposal is adjacent to a small pond to the east and another to the south east behind the scout hut. The potential for negative effects on water quality have been cautiously highlighted within this assessment as a result.</p>	<p>-</p>

## Appendix 3

### Review of International Plans and Programmes

International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to MNDP / SEA
European Commission (EC) (2011)	<p>The policy aims to enjoy the benefits of a resource-efficient and low-carbon economy, through achieving three conditions:</p> <ul style="list-style-type: none"> <li>- First, to take coordinated action in a wide range of policy areas and this action needs political visibility and support.</li> <li>- Second, act urgently due to long investment lead-times. While some actions will have a positive impact on growth and jobs in the short-term, others require an upfront investment and have long pay-back times but will bring real economic benefits for the EU economy for decades to come.</li> <li>- Third, to empower consumers to move to resource-efficient consumption, to drive continuous innovation and ensure that efficiency gains are not lost.</li> </ul>	The Plan should take regard of these principles in order contribute to the aspirations outlined by the EU.
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	The Plan should adhere to landscape issues. The SEA also includes criteria to protect archaeological heritage.
European Union Water Framework Directive 2000	The framework amalgamates multiple directives into one to provide the operational tool for water treatment, setting the objectives for water protection for the future.	Treatment and recycling water in this way is a necessity for developments over a population threshold to adhere to the EU directive. The Plan should have regard to waste water provisions and considerations.
European Union Nitrates Directive 1991	The Nitrates Directive (1991) aims to protect water quality across Europe by preventing nitrates from agricultural sources polluting ground and surface waters and by promoting the use of good farming practices.	The Plan should have regard to waste water provision implications and considerations.



International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to MNDP / SEA
<p>European Union Noise Directive 2002</p>	<p>The aim of this Directive shall be to define a common approach intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise. This Directive shall also aim at providing a basis for developing Community measures to reduce noise emitted by the major sources, in particular road and rail vehicles and infrastructure, aircraft, outdoor and industrial equipment and mobile machinery.</p>	<p>The Plan should regard this strategy to noise pollution when permitting developments across the district. Considerations should be made in the Plan for the proximity of developments to significant sources of noise pollution and any mitigating measures which could be employed to minimise the impact on the local population.</p>
<p>European Union Floods Directive 2007</p>	<p>The purpose of this Directive is to establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community.</p>	<p>Flood risk considerations in the Plan should be informed by the approach within the EU Floods Directive.</p>
<p>European Union Air Quality Directive 2008 including previous versions.</p>	<p>Council Directive 96/62/EC on ambient air quality assessment and management.</p> <p>Council Directive 1999/30/EC relating to limit values for sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air.</p> <p>Directive 2000/69/EC of the European Parliament and of the Council relating to limit values for benzene and carbon monoxide in ambient air.</p> <p>Directive 2002/3/EC of the European Parliament and of the Council relating to ozone in ambient air.</p> <p>This new Directive includes the following key elements:</p> <ul style="list-style-type: none"> <li>- That most of existing legislation be merged into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives*</li> <li>- New air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives – exposure concentration obligation and exposure reduction target</li> <li>- The possibility to discount natural sources of pollution when assessing compliance against limit values</li> </ul>	<p>Air quality management principles relating to the range of pollutant gases outlines within the EU Air Quality Directive are a consideration for the Plan and the SEA.</p>

International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to MNDP / SEA
	<p>- Possibility for time extensions of three years (PM10) or up to five years (NO2, benzene) for complying with limit values, based on conditions and the assessment by the European Commission.</p> <p>* Framework Directive 96/62/EC, 1-3 daughter Directives 1999/30/EC, 2000/69/EC, 2002/3/EC, and Decision on Exchange of Information 97/101/EC.</p>	
European Union Directive on the Conservation of Wild Birds 2009	This Directive relates to the conservation of all species of naturally occurring birds in the wild state in the European territory of the Member States to which the Treaty applies. It covers the protection, management and control of these species and lays down rules for their exploitation. It shall apply to birds, their eggs, nests and habitats.	Conservation of bird species must be incorporated in ecological considerations when assessing the suitability of a development. The Plan should have regard to potential impacts on bird habitats.
European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992	The aim of this Directive shall be to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora in the European territory of the Member States to which the Treaty applies.	The Plan should seek to ensure the conservation of habitats supporting ecological variance. This directive can inform approaches to the protection of ecologically significant sites.
European Community Biodiversity Strategy to 2020	<p>This strategy aims to conserve biodiversity within Europe in an attempt to achieve the following target and vision:</p> <p>2020 headline target</p> <p>- Halting the loss of biodiversity and the degradation of ecosystem services in the EU by 2020, and restoring them in so far as feasible, while stepping up the EU contribution to averting global biodiversity loss.</p> <p>2050 vision</p> <p>- By 2050, European Union biodiversity and the ecosystem services it provides — its natural capital — are protected, valued and appropriately restored for biodiversity's intrinsic value and for their essential contribution to human wellbeing and economic prosperity, and so that catastrophic changes caused by the loss of biodiversity are avoided.</p>	The Plan and SEA should have regard to the impact of developments on the environment and biodiversity and include this consideration as a factor when evaluating the suitability of a site for development.



International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to MNDP / SEA
<p>Environmental Assessment of Plans and Programmes Regulations (SEA Regulations)</p>	<p>These regulations transpose the requirements of the SEA Directive (2001/42/EC) into national law.</p> <p>The SEA Directive sets out the requirement for an environmental assessment to be undertaken when preparing certain plans and programmes and also details which types of plans and programmes are likely to be subject to SEA.</p> <p>The regulations also set out procedures for preparing the environmental report and consultation.</p>	<p>The regulations to which this SEA must adhere to be legally compliant and pass the test of soundness at the submission stage.</p>
<p>The Conservation of Habitats and Species Regulations</p>	<p>These regulations transpose the Habitats Directive into national law, and updates and consolidates all the amendments to the Regulations since they were first made in 1994.</p> <p>They set out protection and registry of European sites, including SACs and SPAs classified under the Birds Directive. They also make special provisions for the protection of European marine sites and the preservation of protected species.</p>	<p>The Plan should ensure the protection of sites of European Significance in relation to flora and fauna and enter into the agreement that compensatory measures will be required where damage may occur.</p>
<p>Review of the European Sustainable Development Strategy, European Commission, 2009</p>	<p>The European Council in December 2009 confirmed that "Sustainable development remains a fundamental objective of the European Union under the Lisbon Treaty. As emphasised in the Presidency's report on the 2009 review of the Union's Sustainable Development Strategy, the strategy will continue to provide a long term vision and constitute the overarching policy framework for all Union policies and strategies. A number of unsustainable trends require urgent action.</p> <p>Significant additional efforts are needed to:</p> <ul style="list-style-type: none"> <li>- curb and adapt to climate change,</li> <li>- to decrease high energy consumption in the transport sector; and</li> <li>- to reverse the current loss of biodiversity and natural resources.</li> </ul>	<p>The Plan should take account of this Directive as well as more detailed policies derived from the Directive at the national level.</p> <p>The Strategy also informs the SEA in the development of relevant objectives and criteria regarding climate change, energy and biodiversity.</p>
<p>Environment 2010: Our Future, Our Choice (2003)</p>	<p>Tackling Climate Change objectives:</p> <ul style="list-style-type: none"> <li>- in the short to medium term we aim to reduce greenhouse gas emissions by 8% compared with 1990 levels by 2008-12 (as agreed at Kyoto);</li> </ul>	<p>The Plan should take account of this Directive as well as more detailed policies derived from the Directive at the national level.</p>

International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to MNDP / SEA
	<ul style="list-style-type: none"> <li>- protecting Nature and Wildlife objectives;</li> <li>- protect our most valuable habitats through extending the Community's Natura 2000 programme;</li> <li>- put in place action plans to protect biodiversity;</li> <li>- develop a strategy to protect the marine environment;</li> <li>- extend national and regional programmes to further promote sustainable forest management;</li> <li>- introduce measures to protect and restore landscapes;</li> <li>- develop a strategy for soil protection;</li> <li>- co-ordinate Member States' efforts in handling accidents and natural disasters.</li> </ul>	<p>The Strategy also informs the SEA in the development of relevant objectives and criteria regarding climate change, energy and biodiversity.</p>
SEA Directive 2001	<p>The SEA Directive sets out the requirement for an environmental assessment to be undertaken when preparing certain plans and programmes and also details which types of plans and programmes are likely to be subject to SEA.</p>	<p>The Plan is subject to SEA. These regulations will help inform the content of the environmental report. By assessing impacts of any developments on the locality and investigating alternative approaches and sites, the development can meet local needs while also positively impacting on the economy, society and environment where possible.</p>
<p>The Industrial Emissions Directive 2010</p> <p>Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)</p>	<p>Lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.</p> <p>The Directive sets emission limit values for substances that are harmful to air or water.</p>	<p>The Plan should take account of this Directive as well as more detailed guidance derived from the Directive contained in the NPPF.</p>
Energy Performance of Buildings Directive 2010 on the energy	<p>The Directive aims to promote the energy performance of buildings and building units.</p>	<p>The Plan should ensure that energy efficiency measures are sought where relevant. The Directive also informs the</p>



International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to MNDP / SEA
performance of buildings 2010/31/EU	It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.	SEA of such issues and realistic measures.
The Drinking Water Directive 1998  Directive 98/83/EC on the quality of water intended for human consumption	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.  Member States must set values for water intended for human consumption.	The Plan should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.
EU Seventh Environmental Action Plan (2002-2012)	The EU's objectives in implementing the programme are: (a) to protect, conserve and enhance the Union's natural capital; (b) to turn the Union into a resource-efficient, green and competitive low-carbon economy; (c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing; (d) to maximise the benefits of the Union's environment legislation; (e) to improve the evidence base for environment policy; (f) to secure investment for environment and climate policy and get the prices right; (g) to improve environmental integration and policy coherence; (h) to enhance the sustainability of the Union's cities; (i) to increase the Union's effectiveness in confronting regional and global environmental challenges.	The Plan should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	The Plan should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.
European Convention on the Protection of the	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater.	The Plan should ensure development principles that take account of the protection of archaeological heritage.

International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to MNDP / SEA
Archaeological Heritage (Valletta, 1992)  Revision of the 1985 Granada Convention	Creation of archaeological reserves and conservation of excavated sites.	
Aarhus Convention (1998)	Established a number of rights of the public with regard to the environment. Local authorities should provide for: <ul style="list-style-type: none"> <li>- The right of everyone to receive environmental information.</li> <li>- The right to participate from an early stage in environmental decision making.</li> <li>- The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.</li> </ul>	The Plan should take account of the Convention.  The Convention also ensures that the public are involved and consulted at all relevant stages of SEA production.

## Review of National Plans and Programmes

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
National Planning Practice Guidance	This web-based resource provides guidance to support the National Planning Policy Framework and its application in practice. It is also easy to link easily between the National Planning Policy Framework and relevant planning practice guidance, as well as between different categories of guidance.	Provides guidance on the preparation of the Plan and accompanying SEA.
Localism Act 2011	The Localism Act provides a general power of competence for local authorities in England. It gives these authorities the same power to act that an individual generally has and provides that the power may be used in innovative ways, that is, in doing things that are unlike anything that a local authority – or any other public body – has done before, or may currently do. Where an authority can do something under the power, the starting point is that there are to be no limits as to how the power can be exercised. The power, does not need to be exercised for the	The Localism Act gave new powers to local authorities to support a much more localised approach to development than had previously been possible. It is relevant to the preparation of the Plan.

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	benefit of any particular place or group, and can be exercised anywhere and in any way.	
National Planning Policy Framework	<p>This framework sets out the Government's planning policies for England and how these are expected to be applied. It replaces all Planning Policy Statements and Planning Policy Guidance.</p> <p>The framework seeks to contribute to the achievement of sustainable development by pursuing economic, environmental and social gains jointly and simultaneously through the planning system. It defines planning as having:</p> <ul style="list-style-type: none"> <li>- an economic role – contributing to building a strong, responsive and competitive economy;</li> <li>- a social role – supporting strong, vibrant and healthy communities; and</li> <li>- an environmental role – contributing to protecting and enhancing our natural, built and historic environment.</li> </ul> <p>The framework sets out 12 core land-use planning principles that local planning authorities should follow and provides guidance on preparing Local and Neighbourhood Plans and on determining planning applications.</p> <p>A key part of the NPPF is the presumption in favour of sustainable development which is relevant to both plan making and decision making.</p>	<p>The Plan must be in conformity with this national planning document in order to ensure development is sustainable.</p> <p>Therefore, the Plan should be consistent with the principles and requirements of plan making as set out in this Framework.</p>
The Housing White Paper (2017)	<p>The White Paper includes a list of relevant proposals:</p> <ul style="list-style-type: none"> <li>- Simplifying plan-making and making it more transparent, so it's easier for communities to produce plans and easier for developers to follow them;</li> <li>- Ensuring that plans start from an honest assessment of the need for new homes, and that local authorities work with their neighbours, so that difficult decisions are not ducked;</li> <li>- Clarifying what land is available for new housing, through greater transparency over who owns land and the options held on it;</li> <li>- Making more land available for homes in the right places, by maximising the contribution from brownfield and surplus public</li> </ul>	<p>The White Paper is of significant relevance to the SEA in defining local housing needs. It also offers possible changes in requirements to the Plan process, which is intrinsically aligned to that of SEA.</p>

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	<p>land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements;</p> <ul style="list-style-type: none"> <li>- Giving communities a stronger voice in the design of new housing to drive up the quality and character of new development, building on the success of neighbourhood planning; and</li> <li>- Making better use of land for housing by encouraging higher densities, where appropriate, such as in urban locations where there is high housing demand; and by reviewing space standards.</li> </ul>	
Proposed changes to the NPPF consultation (2018)	<p>The 'proposed changes to the NPPF' consultation is due to end in May 2018. This paper explores a standardised methodology for calculating local housing needs, and also proposes that Neighbourhood Plans should have a set minimum housing target decided by the relevant LPA. It also sets out a preference for the allocation of small sites to meet housing need.</p>	<p>The Plan and SEA should have regard to this emerging Policy consultation, in regard to the possible requirement for housing need uplifts.</p>
The Future of Transport White Paper	<p>Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future.</p> <p>Get the best out of our transport system without damaging our overall quality of life. Develop strategies that recognise that demand for travel will increase in the future.</p> <p>Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives.</p> <p>The key targets are:</p> <ul style="list-style-type: none"> <li>- 20% reduction in carbon dioxide emissions by 2010 and 60% reduction by 2050. Transport is currently responsible for about a quarter of total emissions.</li> </ul>	<p>Informs the Plan in promoting public transport use rather than increasing reliance on the car.</p> <p>Informs the SEA to formulate appropriate objectives and criteria to reduce the need to travel and improve choice and use of sustainable transport modes.</p>
Housing Act 2004	<p>Protect the most vulnerable in society and help create a fairer and better housing market.</p> <p>Strengthen the Government's drive to meet its 2010 decent homes target.</p>	<p>Informs the Plan in developing a framework to help create a fairer and more inclusive housing market to all demographics.</p>

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
Building a Greener Future: Policy Statement (July 2007)	This document sets out the Government's intention for all new homes to be zero carbon by 2016 with a major progressive tightening of the energy efficiency building regulations - by 25 per cent in 2010 and by 44 per cent in 2013 - up to the zero carbon target in 2016. In addition, the government introduced a time-limited stamp duty land tax relief with effect from 1 October 2007 for new homes built to a zero carbon standard.	The Plan should have regard to this policy statement and include measures which seek to achieve the targets set. New dwellings should strive to fulfil the aim of zero carbon housing wherever possible.
Underground, Under Threat - Groundwater protection: policy and practice (GP3)	This document sets out the Environment Agency's (EA) aims and objectives for groundwater, their technical approach to its management and protection, the tools they use to do their work and the main policies and approach to the application of legislation. The main aims are: <ul style="list-style-type: none"> <li>- To encourage co-operation between the EA and other bodies with statutory responsibilities for the protection of groundwater;</li> <li>- to promote policies, so that land-users and potential developers may anticipate how the EA are likely to respond to a proposal or activity;</li> <li>- to influence the decisions of other organisations on issues the EA are concerned about but which they do not regulate;</li> <li>- to ensure that groundwater protection and management are consistent with EA's Vision for the environment and a sustainable future; and</li> <li>- to provide vital information and background on groundwater protection in England and Wales.</li> </ul>	Informs the SEA in developing relevant objectives and criteria.
Model Procedures for the Management of Land Contamination – Contaminated Land Report 11	The Model Procedures for the Management of Land Contamination provides the technical framework for structured decision making about land contamination. They encourage the formalisation of outputs from the process in the form of written records that contain details of specific project objectives, decisions and assumptions, as well as recommendations and other specific outputs.	Informs the SEA in developing relevant objectives and criteria.
Natural Environment and Rural Communities Act	This document relates to nature conservation, biodiversity, SSSIs and Rights of Way amongst others in regard to a duty to	The Plan can influence the protection of these designations and non-designated

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	protect, and enforce codes of conduct in relation to these designated and non-designated elements of the environment.	elements of the environments through appropriate framework requirements.
Countryside and Rights of Way Act 2000	Further information on Rights of Way in relation to nature conservation with wildlife protection, SSSIs and biological diversity amongst other elements of the environment, including regulations to restrict the impacts of vehicles on the environment.	The Plan can influence the protection of these designations and non-designated elements of the environments through appropriate framework requirements.
Planning and Compulsory Purchase Act 2004	<p>The PCPA requires local authorities to produce a Plan to guide future development and change within its area.</p> <p>The act aims to promote sustainable development by requiring a Sustainability Appraisal to be produced for the Plan, encouraging the integration of social, environmental and economic considerations into development documents.</p>	<p>The Act states that responsible bodies must:</p> <ul style="list-style-type: none"> <li>a) Carry out an appraisal of the sustainability of the proposals in the draft</li> <li>b) Prepare a report of the findings of the appraisal</li> </ul> <p>This is directly relevant to SEA and sets the requirement. The SEA informs the viability of any developments against economic, social and environmental effects, in order to assess the sustainability of any developments within the locality.</p>
The Education (School Information) (England) (Amendments) Regulations, 2002	Amended version of the Education Regulations which, among other items of information, requires local authorities to publish their Sustainable Modes of Travel Strategy.	The Plan contains sustainable travel objectives and as such, should be informed by the travel methods of school pupils to contribute to the achievement of sustainable travel targets.
Childcare Act 2006	This Act sets out the power and duties of local authorities and other bodies in England in relation to the improvement of the well-being of young children; to make provision about the powers and duties of local authorities in England and Wales in relation to the provision of childcare and the provision of information to parents and other persons; to make provision about the regulation and inspection of childcare provision in England.	Informs the Plan and SEA of relevant issues surrounding health and social wellbeing of children and young people.



National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
<p>Flood &amp; Water Management Act 2009</p>	<p>This Environment Agency document attempts to achieve the target of developing, maintaining, applying and monitoring a strategy for flood and coastal erosion risk management in England (a “national flood and coastal erosion risk management strategy”).</p> <p>This is to ensure a transparent and consistent level of service when ECC is responding to planning enquires. As part of a National Framework, a Sustainable Drainage Design and Adoption Guide has been produced, working in partnership with other partner local authorities and establishing an officer working group.</p>	<p>Working in a partnership to create county specific flood risk assessments and solutions ensures an appropriate and effective prevention and mitigation measures are identified. The Plan should regard this information to identify the risk of flooding and evaluate the suitability of any site locations.</p>
<p>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Defra (2007)</p>	<p>Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.</p>	<p>At the core of the programme is the notion of pre-emptive action to avoid any severe impacts on the environment. Informs the Plan and the SEA.</p>
<p>Safeguarding Our Soils: A Strategy for England (2009)</p>	<p>By 2030, the strategy aims to have all of England’s soils to be managed sustainably and degradation threats tackled successfully. This will improve the quality of England’s soils and safeguard their ability to provide essential services for future generations.</p> <ul style="list-style-type: none"> <li>- Agricultural soils will be better managed and threats to them will be addressed;</li> <li>- soils will play a greater role in the fight against climate change and in helping us to manage its impacts;</li> <li>- pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with.</li> </ul>	<p>Soil quality has a key role in water quality, climate change issues and the historic legacy and health of the environment. The Plan should attempt to retain and protect soil quality through construction techniques. Through aligning with the strategy, development can occur responsibly without causing soil degradation.</p>

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
<p>Natural Environment White Paper: The Natural Choice: Securing the Value of Nature (2011)</p>	<p>This document strives to safeguard the environment through the promotion of a number of aims:</p> <ul style="list-style-type: none"> <li>- facilitating greater local action to protect and improve nature;</li> <li>- creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature;</li> <li>- strengthening the connections between people and nature to the benefit of both; and</li> <li>- showing leadership in the European Union and internationally, to protect and enhance natural assets globally.</li> </ul>	<p>The Plan should regard the protection of natural assets and the advancement of a green economy within the strategic area would assist in improving the economic, social and environmental situation in the area.</p>
<p>Adapting to Climate Change: Ensuring Progress in Key Sectors, Defra, 2013</p>	<p>This strategy highlights how the climate is changing, and the impacts are likely to affect almost everyone in some way during our lifetime. The strategy recognises that there have always been natural fluctuations in climate, but the current rates of change are far greater than those experienced in recent history. The strategy suggests that adaptation (or changing behaviour) should be built into planning and risk management; and that all organisations will benefit from considering risks to their operations and consider the actions necessary to adapt to climate change. This strategy confirms that 'bodies with a function of public nature' and 'statutory undertakers' (reporting authorities) must be taking appropriate action to adapt to the future impacts of climate change.</p>	<p>Adaptation (or changing behaviour) should be built into planning and risk management. Informs the Plan and SEA.</p>
<p>DCLG: An Introduction to Neighbourhood Planning, 2012</p>	<p>This document provides a brief summary of neighbourhood planning, including the main stages: defining the neighbourhood plan area, preparing the plan, independent check, community referendum, legal force.</p>	<p>This document does not contain any targets, aims, objectives or priorities. However, it is important that the Plan and the SEA recognise the key role of neighbourhood planning.</p>
<p>JNCC/Defra UK Post-2010 Biodiversity Framework, 2012</p>	<p>In Nagoya, Japan, in Autumn 2010 the 192 parties to the Convention on Biological Diversity renewed their commitment to take action to halt the alarming global declines of biodiversity and to ensure that by 2020 our natural environment is resilient and can continue to provide the ecosystem services that are essential for life.</p>	<p>The Plan should protect and enhance biodiversity.  Informs the SEA in developing relevant objectives and criteria.</p>



National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	<p>Vision: By 2050, biodiversity is valued, conserved, restored and wisely used, maintaining ecosystem services, sustaining a healthy planet and delivering benefits essential for all people.</p> <p>Goal A: Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society.</p> <p>Goal B: Reduce the direct pressures on biodiversity and promote sustainable use.</p> <p>Goal C: To improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity.</p> <p>Goal D: Enhance the benefits to all from biodiversity and ecosystems.</p> <p>Goal E: Enhance implementation through participatory planning, knowledge management and capacity building.</p>	
<p>DfT (2013) Door to Door: A strategy for improving sustainable transport integration</p>	<p>The strategy’s vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted:</p> <ul style="list-style-type: none"> <li>- improving availability of information;</li> <li>- simplifying ticketing;</li> <li>- making connections between different steps in the journey, and different modes of transport easier; and</li> <li>- providing better interchange facilities.</li> </ul>	<p>The Plan should enhance public transport provision and encourage active modes of travel such as walking and cycling. Informs the Plan and SEA in developing relevant principles, objectives and criteria.</p>
<p>DEFRA (2011) Securing the Future: Delivering UK Sustainable Development Strategy</p>	<p>Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities:</p> <ul style="list-style-type: none"> <li>- sustainable consumption and production;</li> <li>- climate change and energy;</li> <li>- natural resource protection and environmental enhancement; and</li> <li>- sustainable communities.</li> </ul> <p>Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the</p>	<p>The Plan should aim to meet the meet the objectives of the Sustainable Development Strategy.</p> <p>The Plan and the SEA in developing relevant principles, objectives and criteria.</p>



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	<p>UK Framework indicators and a further 48 indicators related to the priority areas.</p>	
<p>Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)</p>	<p>The Strategy vision for water resource “is for there to be enough water for people and the environment, meeting legitimate needs”.</p> <p>Its aims include:</p> <ul style="list-style-type: none"> <li>- to manage water resource and protect the water environment from climate change;</li> <li>- restore, protect, improve and value species and habitats that depend on water;</li> <li>- to contribute to sustainable development through good water management; and</li> <li>- to understand how water and the water environment contribute to their quality of life.</li> </ul>	<p>Informs the Plan and the SEA in developing relevant principles, objectives and criteria.</p>
<p>Safeguarding our Soils: A Strategy for England (DEFRA, 2009)</p>	<p>The vision is “by 2030, all England’s soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England’s soils and safeguard their ability to provide essential services for future generations”.</p> <p>The Strategy highlights the areas for priority including:</p> <ul style="list-style-type: none"> <li>- better protection for agricultural soils;</li> <li>- protecting and enhancing stores of soil carbon;</li> <li>- building the resilience of soils to a changing climate;</li> <li>- preventing soil pollution;</li> <li>- effective soil protection during construction and development;</li> <li>- dealing with our legacy of contaminated land;</li> </ul>	<p>The Plan should protect the quality of soils and seek to sustainably manage their quality for future generations.</p> <p>The Plan and the SEA in developing relevant principles, objectives and criteria.</p>

## Review of Sub-national Plans and Programmes

Sub-national Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
<p>Living with Climate Change in the East of England – Summary Report supported by technical report, 2003 (RSS)</p>	<p>The East of England Plan supersedes an initial RSS which comprised the former Regional Planning Guidance for East Anglia with relevant sections of the former Guidance for the South East and Thames Gateway</p> <p>The objectives laid out in the report are as follows:</p> <p>To reduce the region's impact on, and exposure to, the effects of climate change by:</p> <p>Location development so as to reduce the need to travel;</p> <p>Effecting a major shift in travel away from car use towards public transport, walking and cycling;</p> <p>Maximising the energy efficiency of development and promoting the use of renewable and low carbon energy sources; and</p> <p>Reducing the risk of adverse impact of flooding on people, property and wildlife habitats.</p> <p>To address housing shortages in the region by:</p> <p>Securing a step change in the delivery of additional housing throughout the region, particularly the key centres for development and change; and</p> <p>Giving priority to the provision of affordable housing to meet identified needs.</p> <p>To realise the economic potential of the region and its people by:</p> <p>facilitating the development needed to support the region's business sectors and clusters, improving skills and widening opportunities in line with the Regional Economic Strategy;</p> <p>providing for job growth broadly matching increases in housing provision and improving the alignment between the locations of workplaces and homes;</p> <p>maintaining and strengthening the East of England's inter-regional connections by improving access to economic opportunities in London; and</p> <p>ensuring adequate and sustainable transport infrastructure.</p>	<p>The report outlines the ways in which the sustainability objectives can be incorporated within Babergh and Mid Suffolk. The promotion of cycling and public transport in Ipswich is an example how public initiative reduces the effects of climate change.</p> <p>The Hidden Needs Report for Babergh and Mid Suffolk outline that despite the Districts being relatively affluent, there are low income households that are either living in fuel poverty, unsafe households or are being driven out of the housing market due to high market prices. The Report therefore provides a framework for Babergh and Mid Suffolk to meet the demands of their Districts in relation to climate change.</p>



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	<p>To improve the quality of life for the people of the region by:</p> <ul style="list-style-type: none"> <li>ensuring new development fulfils the principles of sustainable communities, providing a well-designed living environment adequately supported by social and green infrastructure;</li> <li>promoting social cohesion by improving access to work, services and other facilities, especially for those who are disadvantaged;</li> <li>maintaining cultural diversity while addressing the distinctive needs of each part of the region;</li> <li>promoting regeneration and renewal of disadvantaged areas;</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>increasing community involvement in the implementation of the strategy at the local level.</li> </ul> <p>To improve and conserve the region's environment by:</p> <ul style="list-style-type: none"> <li>ensuring the protection and enhancement of the region's environmental assets, including the built and historic environment, landscape and water;</li> <li>re-using previously developed land and seeking environmental as well as development gains from the use of previously undeveloped land;</li> <li>protecting and, where appropriate, enhancing biodiversity through the protection of habitats and species and creating new habitats through development;</li> <li>providing a network of accessible multi-functional greenspace;</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>reducing the demand for and use of water and other natural resources and reducing waste, whilst increasing the sustainable management of waste.</li> </ul>	
<p>Transforming Suffolk, Suffolk's Community Strategy 2008 to 2028</p>	<p>The Strategy aims for the Suffolk Strategic Partnership and the organisations that form it to work together to deliver improvements to the quality of life in Suffolk, for its people and communities.</p> <p>In order to achieve the ambition to be recognised for its outstanding quality of life, a place where everyone can realise their potential, benefit from and contribute to Suffolk's economic</p>	<p>The main principles of the Strategy is to plan for growth in the most sustainable way achievable. The Neighbourhood Plan must adhere to these aims in order to grow alongside the rest of Suffolk, meeting the aims set out.</p> <p>The Strategy is relevant to the Neighbourhood Plan due to the rural</p>



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	<p>prosperity and be actively involved in their community, four main themes have been identified:</p> <p>A prosperous and vibrant economy: an aim to be the most innovative and diverse economy in the East of England;</p> <p>Learning and skills for the future: an aim to have learning and skills in the top quartile in the country;</p> <p>The greenest county: to be the county with the greatest reduction in carbon emissions; and</p> <p>Safe, healthy and inclusive communities: aim to create a place where everyone is safe, healthy and involved, no matter who they are, or where in the county they live.</p>	<p>nature of the village and the Strategy's aims to become the greenest county.</p>
<p>Joint Health and Wellbeing Strategy for Suffolk (2012-2022)</p>	<p>Suffolk's Health and Wellbeing Board has the duty to encourage integrated working between healthy, care, police and other public services in order to improve wellbeing outcomes for Suffolk.</p> <p>The Transformation Challenge Award (TCA) is funding awarded by the Department for Communities and Local Government in January 2015 to Public Sector Leaders to support the delivery of the integration ambitions of public sector partners in Suffolk. Five pillars have been identified:</p> <ul style="list-style-type: none"> <li>• Localism</li> <li>• Health, Care and Safety</li> <li>• Medium Term Financial Planning</li> <li>• Intelligence, Insight and Digital</li> <li>• Growth</li> </ul> <p>The Localism strand has a focus on primary prevention and the need to support the development of resilient communities, to reduce the need for public services and ensure that those who need it have early support wherever possible from within their community.</p>	<p>The Strategy provides key information on the state of Suffolk including which is beneficial to the Neighbourhood Plan in forming a basis of understanding. The key aims of the strategy include supporting local communities and reducing the need for public services.</p>



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<p>NHS Suffolk – Your Care Matters – Strategic Plan 2008-2013 (March 2009)</p>	<p>The Strategic Plan outlines the main objectives as follows:</p> <ul style="list-style-type: none"> <li>Improve health and wellbeing;</li> <li>Commission healthcare services;</li> <li>Protect health; and</li> <li>Directly provide community healthcare services.</li> </ul> <p>The NHS Suffolk serves 600,000 people in Suffolk apart from the people living in the Waveney areas (whose services are provided by NHS Great Yarmouth and Waveney). The plan examines health as it is now, examining current trends and areas for both celebration and concern. This forms the basis for the setting of priorities and targets for the future.</p>	<p>The Plan helps form the evidence base of the NDP due to the statistics and forecasting of health in Suffolk.</p>
<p>Suffolk JSNA Health and Care Assessments</p>	<p>The JSNA provides information that establishes current and future health needs of a local population. It comprises of information from the Annual Public Health Report, JSNA 'Topic Reports', Health Needs Assessments, Pharmaceutical Needs Assessments, State of Suffolk Report (every 3 years) and the Joint Health and Wellbeing Strategy.</p> <p>The main aim of the JSNA is to accurately assess the health needs of a local population in order to improve the physical and mental health and wellbeing of individuals and communities. The JSNA underpins the Health and Wellbeing Strategy.</p> <p>The presence of the Suffolk JSNA helps to:</p> <ul style="list-style-type: none"> <li>Plan services and address health inequalities</li> <li>Provide opportunities to engage with individuals and communities</li> <li>Identify service need, and allocate resources effectively; and</li> <li>Develop creative and effective interventions.</li> </ul>	<p>The JSNA aids in the planning for/ delivery of health services due to the exact statistics of both current health care provision and unmet requirements.</p>



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<p>The State of Suffolk Report (June 2015)</p>	<p>Suffolk’s first JSNA was published in 2008, with the 2011 State of Suffolk Report being the first major update.</p> <p>The purpose of the document is to provide the evidence to enable the Suffolk Health and Wellbeing Board to identify and refresh the priorities of the Health and Wellbeing Strategy 2012-2022.</p> <p>The report sets out a number of priorities to focus on, including creating the greenest county and improving local response. It also outlines preventions interventions, showing that these can take place at a population or individual level are help prevent avoidable ill health effects.</p> <p>The outcomes identified based on the information of the JSNA are as follows:</p> <p>Every child in Suffolk has the best start in life;</p> <p>Suffolk residents have access to a healthy environment and take responsibility for their own health and wellbeing;</p> <p>Older people in Suffolk have a good quality of life; and</p> <p>People in Suffolk have the opportunity to improve their mental health and wellbeing.</p> <p>This report is themed around a life course approach and takes heed of the outcome frameworks for Adult Social Care, the NHS and Public Health.</p>	<p>The Report combines information from aforementioned documents to provide a comprehensive review of the key statistics of the health sector within Suffolk. By planning preventions and interventions, both the overall population and the individual have their health needs met, reducing the pressures on healthcare services.</p>
<p>Police and Crime Plan for Suffolk (2013- 2017)</p>	<p>The Police and Crime Plan for Suffolk sets outs objectives which will be underpinned by performance measures and action plans that will be used to assess how well the objectives are being achieved. The four objectives are as follows:</p> <p>Responding to emergencies</p> <p>Solving crime</p> <p>Preventing and reducing crime and ASB</p> <p>Caring for victims and vulnerable people.</p> <p>The Plan outlines medium term aspirations for the policing of Suffolk in conjunction with a strategic plan to outline the longer-term policing aspirations.</p>	<p>The Plan helps meet the objectives for aforementioned policies through the reduction of crime rates in Suffolk. The Plan forms part of the Joint Local Plan’s evidence base due to the information provided on crime.</p>



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	<p>The Plan highlights the need for local-style community-based policing. The Safer Neighbourhood Team (SNT) work closely with communities to address the priorities that are important to them. There are 29 SNTs operating throughout Suffolk which comprise police officers, police community support officers and colleagues from partner agencies. The combination of resources and collaborative working enables the tackling of threats in order to achieve lower crime levels</p>	
<p>State of Children in Suffolk 2014</p>	<p>This report combines data from national bodies, Suffolk County Council, and partner organisations to assess the health and wellbeing of children and young people (CYP) in Suffolk. It comprises four chapters: demographic information, vulnerable groups, health, and education.</p> <p>The report covers five main points which include population, deprivation, services, caring and resilience. Each of these categories provide statistics relevant to each and outline how Suffolk compares with the national averages e.g. Forest Heath and Ipswich have the highest percentages of 0-24 year olds within their overall population, with a third of their populations being aged between 0-24 years, which is higher than the county, regional and national averages.</p>	<p>This report benefits from the Hidden Needs Report for Suffolk. It provides the Neighbourhood Plan a comprehensive overview of statistics concerning children in Suffolk, and how it compares to other districts throughout the country. The NHP benefits from this as it provides information on areas which can be adequately planned for.</p>
<p>Suffolk Community Foundation- Hidden Needs Report (2011 and 2016)</p>	<p>The Report provides an overview of how Suffolk has fared since the first Hidden Needs Assessment was published in 2011. The report provides information on topics such as child poverty to inform, educate and coordinate initiatives to tackle the injustices outlined throughout.</p> <p>The overarching aim is to take an evidence-based approach to improving the lives of Suffolk residents. It seeks to inform awareness of the extent, type and distribution of need and deprivation in the county, in a way that reflects:</p> <ul style="list-style-type: none"> <li>• the varying incidence of deprivation between districts in the county;</li> <li>• that disadvantage is in some places highly concentrated and localised within particular neighbourhoods of the county's towns;</li> </ul>	<p>The Report provides the NHP key information on deprived areas within Suffolk, aiding the appropriate planning for such areas and key sectors which would be of benefit e.g. GP surgery.</p> <p>The statistics provided in the Report form a key part of the evidence base.</p>



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	<ul style="list-style-type: none"> <li>• that many deprived individuals and households live in advantaged neighbourhoods, and may find it more difficult to gain access to support and services;</li> <li>• the implications of the largely rural character of the county for analysing deprivation.</li> </ul>	
<p>Suffolk County Council Comprehensive Equalities Policy 2009 – 2012</p>	<p>In May 2012, the county council adopted a new set of corporate priorities for the year 2012-13. These priorities give a clear direction about what is important and how that links into the work we do every day. The five priorities are:</p> <p>Economic growth and jobs;</p> <p>Education;</p> <p>Caring for vulnerable people;</p> <p>Localism and ‘Our Place’; and</p> <p>Building on Suffolk’s strengths.</p> <p>The report provides information about the progress that has been made during 2012-13 to embed equalities and inclusion into the work of the county council.</p>	<p>The NHP will benefit from the objectives within this Policy due to the aims to strengthen communities and a sense of place. The overview provided within the Policy allows for Suffolk, to review their demographics and plan for the inclusion of all persons from all groups into society.</p>
<p>Suffolk’s Strategy for Learning 2004-9: The Single Plan (March 2004)</p>	<p>The aim of the Plan is to provide objectives and aims to enhance educational attainment across Suffolk, making a positive contribution to both well-being and economic development throughout the District. The Plan sets out a Strategy for learning and encourages innovative approaches to education.</p>	<p>The Plan sets out the main aims for education within Suffolk to enhance both an increase in well-being and economic attainment for students throughout the District.</p>
<p>Suffolk County Council – School Organization Plan 2006-11 (August 2006)</p>	<p>The purpose of the School Organisation Plan is to set out the findings of the Policy Development Panel (PDP) and their recommendations to Cabinet.</p> <p>There have been needs within school’s across Suffolk identified within the Plan, including outcomes to ensure that children can be healthy, stay safe, enjoy and achieve, make a positive contribution and achieve economic well-being. These outcomes for children and young people underpin the Council’s strategy for integrated children’s services, particularly at local community level, where the pattern of facilities depends on confirmation of the pattern of school provision.</p>	<p>The Plan provides information on the state of schools within Suffolk. By comparing statistics from districts within the county, Suffolk can plan for education provisions to ensure that any new residential development will not result in school’s capacity not being sufficient to accommodate new students whilst maintaining high standards.</p>



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	<p>The Plan recognises the changing demographic of Suffolk and compares the statistics of the County to the national average. This enables school's to best compare their results to achieve the highest standards and grades possible.</p>	
<p>Suffolk Planning Biodiversity Action Plan (2012)</p>	<p>The aim of the Action Plan is to provide clarity for planners by collating all the information on the county's Biodiversity Action Plans (BAPs) in one place and rationalising all the relevant actions contained within previous BAPs.</p> <p>Under the 2010/2011 Suffolk BAP review, the new species and habitats plans were launched in the Autumn of 2011. The revised format plans were aimed to help partners work together more effectively to deliver biodiversity gains.</p> <p>The Conservation of Habitats and Species Regulations 2010 enshrine the EC Habitats Directive into UK law. The Natural Environment and Rural Communities Act 2006 (called the NERC Act) recognises the key role that public bodies have to play in the conservation of biodiversity. This has been formalised within Section 40 of the Act (or 'Biodiversity Duty'):</p> <p>"Every public body must, in exercising its functions, have regard, so far as is consistent, with the proper exercise of those functions, to the purpose of conserving biodiversity".</p>	<p>The aims of the Plan, to provide clarity for planners on Biodiversity, allows for Mendlesham to use this information to adequately and efficiently plan for Biodiversity within the districts.</p> <p>The protection and retention of biodiversity habitats within Suffolk allows for the aims of aforementioned strategies to be met, such as becoming the greenest county.</p>
<p>The Suffolk Landscape Character Assessment (SCC, 2011)</p>	<p>The Assessment is designed to support work to maintain and restore the landscape of Suffolk, particularly through the planning system. The project has assessed the landscape of the county and identified thirty distinct types of landscape within it. The maps provided outline the characteristics of each landscape typology which is useful in aiding developers on land type, including urban, to determine if the land is appropriate.</p>	<p>The identification of 30 landscapes within Suffolk shows that not only the need for the natural environment be planned for, but the built landscapes within these too.</p> <p>The historic settlements within Suffolk require adequate and appropriate planning for to ensure that there is no harm to either landscapes nor the settlements within them.</p>
<p>Suffolk Local authorities – Air Quality Management &amp; New Development, 2011</p>	<p>The supplementary planning guidance on air quality have two initial aims to:</p> <p>Maintain and where possible improve air quality;</p>	<p>New developments within Suffolk must adhere to the AQMA requirements to ensure that there is not a substantial</p>



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	<p>Ensure a consistent approach to local air quality management and new development across the county by:</p> <ul style="list-style-type: none"> <li>Identifying circumstances where an air quality assessment would be required to accompany an application</li> <li>Providing guidance on the requirements of the air quality assessment</li> <li>Providing guidance on mitigation and offsetting of impacts.</li> </ul> <p>The aim of the air quality legislation and policy in the United Kingdom is to ensure that the air quality does not cause harm to human health and the environment.</p> <p>Local Authorities have a duty to review and assess local air quality under Part IV of the Environment Act 1995.</p>	<p>decline in air quality, inevitably resultant of new development.</p> <p>Developing without referring to the objectives set out in the AQMA would result in a massive decline in both air quality and overall health, resulting in detrimental impacts for society, the environment and the economy.</p>
<p>Suffolk Climate Action Plan 3, July 2012</p>	<p>Adhering to the targets sets out by the UK Climate Change Act 2008, The Committee on Climate Change and the Paris Climate Change Agreement, the Partnership has set its own target:</p> <p>“To facilitate a reduction in absolute carbon emissions in Suffolk of 35% on 2010 levels by 2025 and 75% by 2050, in line with the UK Climate Change Act 2008”.</p> <p>The key challenges for Suffolk include: increased flood risk; water scarcity; health during increasingly frequent extreme weather events; the ability of Suffolk’s infrastructure to cope with changing demand and use; organisational resilience to climate change; and changes to natural systems.</p> <p>The Action Plan sets out ways in which to mitigate against and reduce the impact of these risks.</p>	<p>The Climate Plan regarding Suffolk specifically (operating under the larger-scale EU climate plans) provides a detailed overview of the state of the climate within the county and the ways in which the detriments of climate change can be mitigated against in a localised context.</p>
<p>Guidance on insurance and planning in Flood Risk Areas for Local Planning Authorities in England: Association of British Insurers/National Flood Forum”, 2013</p>	<p>The Report outlines the main immediate and long-term dangers and effects that flooding has on well-being and infrastructure and sets out ways in which to mitigate against this damage. It outlines a flood preparation guide, emergency flood kit essentials and other such useful recommendations for before, during and after flooding occurs.</p> <p>Due to areas of Mendlesham being at high risk from flooding, this Report is essential in the safe and efficient mitigation and preparation for potential flooding.</p>	<p>Provides essential information for residents and businesses to protect lives and valuables before, during and after flooding.</p>

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Environment Act, 1995	The Environment Act provides a framework for the protection, conservation and retention of the natural environment throughout the UK. Guidance is provided for contaminated land, national parks, air quality, waste, and encompasses a variety of sub-section that encourage sustainable development.	Provides a framework for sustainable development and provides information on mitigating any potential harm to the natural environment throughout the UK.
“The National Flood and Coastal Erosion Management Strategy for England” – DEFRA/Environment Agency, October 2017	The draft strategy sets out a national ambition for England but one that can work for every place. It aims to reduce the risk of harm to people, the environment and the economy from flooding and coastal change.	The Strategy provides information on how to reduce risks of flooding from climate change at a national and regional level.
Natural Flood Management – Working with Natural Processes” – DEFRA/Environment Agency, October 2017	The Strategy involves implementing measures that can help to protect, restore and emulate the natural functions of catchments, floodplains, rivers and the coast. It can be applied in urban and rural areas, and on rivers, estuaries and coasts. The study is made up of three interlined projects which are:  Evidence directory;  Mapping the potential for WWNP; and  Research gaps.	The Strategy is useful to the Plan as Mendlesham has catchments, floodplains and rivers. The Strategy provides information on ways in which to prevent and reduce risks from flooding.
Anglian river basin district: Flood Risk Management Plan 2015-21” - Parts A to C, SEA and Habitats Regs Assessment (Environment Agency 2016)	The Plan explains the risk of flooding from rivers, the sea, surface water, groundwater and reservoirs. FRMPs set out how risks management authorities will manage flood and coastal erosion risk over the next 6 years. Risk management authorities include the Environment Agency, lead local flood authorities (LLFAs), local councils, internal drainage boards, Highways England and water companies.	The Plan benefits the NHP as it provides information and a framework to reduce and prevent risks from flooding. The Plan outlines how local councils can plan for flood mitigation and reduction and provides key information on flood risks areas within the Anglian river basin district.
Suffolk Local Flood Risk Management Strategy”, 2012	The main aim of the Strategy is to reduce the risk of flooding and the misery and economic damage that flooding causes, in a sustainable way. Any flood management activities carried out will aim to enhance the built and natural environment. The Strategy outlines a range of actions from small-scale local activities to long-term major plans and where possible, identifies who will be	The Strategy benefits the NHP as it provides a framework for reducing flood risk within Suffolk, and how to best fund programmes that reduce risk on an on-going basis, not just in times of crisis.

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	involved, when things will happen and how they might be paid for.	
Suffolk Growth Strategy (2013)	<p>The Strategy outlines ways in which the county, district and borough councils can collaborate to enable businesses in Suffolk are a success. This document focuses on the statistics that form a basis of how to best achieve this goal.</p> <p>The Suffolk Growth Strategy Delivery Plan sets out, in a separate document, the detailed targets, milestones, actions, timetable, and resources that will be needed to implement it.</p> <p>The main ambition of this Growth Strategy is as follows:</p> <p>“By 2028, we want Suffolk to be recognised for its outstanding environment and quality of life for all; a place where everyone can realise their potential, benefit from and contribute to Suffolk’s economic prosperity, and be actively involved in their community”.</p> <p>More recently, the New Anglia Local Enterprise Partnership outlined the main economic aims as follows:</p> <p>“to create more private sector jobs and get rid of the barriers that prevent business growing. We want to encourage business start-ups and allow existing businesses to grow and become more competitive. We want to clear the way for businesses to develop and innovate, bringing prosperity and global recognition to our key business sectors”.</p> <p>The New Anglia Local Enterprise Partnership and the Greater Cambridge Greater Peterborough LEP (GCGP) focuses on driving forward sustainable economic growth, aiming to be an internationally renowned low-carbon, knowledge-based economy- with business strengths in key sectors (environmental goods and services, ICT high-value engineering, biotech and life sciences and agri-business), attracting both inward investment and increased indigenous growth.</p>	Provides a framework for businesses within the region, beneficial for small, medium and large-scale businesses operating within Suffolk. The Strategy outlines the best industry for the area, offering a ‘personalised’ insight into what works best for Suffolk. Due to the Strategy being ambitious, there is statistics and recommendations of best practice which encourages innovative industries into the area.
Suffolk Rural Action Plan 2009/10 -2012/13	A Rural Action Plan covering the years 2009/10 was in operation and contained 35 projects aimed at preserving and enhancing the social, economic and environmental well-being of rural St Edmundsbury. Each project was devised to make a difference	Due to Suffolk being predominately rural, the Plan is beneficial to the NHP due to the recommendations and timelines set out. The projects outlined aims at connecting elements of the



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	<p>between three main areas; people, places and prosperity, which came under four headings:</p> <p>Projects to create quieter and safer village roads;</p> <p>Projects to improve community accessibility;</p> <p>Projects to maintain and enhance the quality of the environment; and</p> <p>Projects to promote stronger and sustainable rural communities.</p> <p>There was then a second Rural Action Plan covering the years 2012/14.</p> <p>The Plan sought to help the Borough's rural communities to help themselves and develop their social capital, both of which are big themes on the Government's agenda (e.g. the Big Society and the Community Right to Build).</p> <p>This Plan had 37 project which aimed to help the Borough achieve their goals of 'active, sustainable and thriving communities in peaceful and unspoilt countryside'. These projects came under four headings:</p> <p>Empowerment – enabling communities to help themselves;</p> <p>Environment – improving both the built and the natural environment;</p> <p>Prosperity – to generate a healthy economy; and</p> <p>Well-being – actions which improve the quality of life of individuals and communities.</p> <p>These projects were carried out on an annual basis, whilst others were one-off projects that were to be completed before the end of March 2014.</p>	<p>environment, society and the economy to deliver the best preservation and enhancement of rural areas.</p>
<p>Transforming Suffolk, Suffolk's Community Strategy 2008 to 2028</p>	<p>The ambitious Strategy outlines the need for the Suffolk Strategic Partnership and the organisations that form it to work together to deliver improvements to the quality of life in Suffolk, for its people and for its communities. The Strategy's statement is the following:</p> <p>'By 2028 we want Suffolk to be recognised for its outstanding environment and quality of life for all; a place where everyone can realise their potential, benefit from and contribute to Suffolk's</p>	<p>The Strategy sets out key areas in which the NHP can take action on. By providing objectives to become, for example, the county with the greatest reduction in carbon emissions, the NHP can facilitate its policies to accommodate these to achieve the overall aim of Suffolk's Community Strategy.</p>



Sub-national Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	<p>economic prosperity, and be actively involved in their community’.</p> <p>The four key priorities set out for Suffolk are:</p> <p>To become the most innovative and diverse economy in the East of England;</p> <p>To have learning and skills in the top quartile in the country;</p> <p>To be the county with the greatest reduction in carbon emissions; and</p> <p>To create a place where everyone is safe, healthy and involved, no matter who they are, or where in the county they live.</p> <p>For each identified outcome there are 15 focus areas that will provide the focus for improvement and change, forming an all-encompassing overview of how to achieve these aims.</p>	
<p>The East of England Housing Statement – People, Places, Homes: Priorities for Housing and Regeneration in the East of England 2010-2014</p>	<p>The Housing Statement has come about after the financial downturn of 2008 which sets the context for its main aims and objectives; the two main aims are to:</p> <p>Identify the East of England’s strategic priorities for housing and housing-led regeneration; and</p> <p>Set out the role of housing and housing-led regeneration in enabling sustainable economic growth and contributing to the achievement of other objectives such as place making, economic development and social cohesion.</p> <p>The document aims to inform policy making across the region. The main concerns addressed by the document are affordable housing and the need for new housing. The document aims to encourage innovation in terms of housing delivery including:</p> <p>Better use of existing stock;</p> <p>The development and encouragement of new delivery models; and</p> <p>Flexibility to develop the appropriate skills and capacity to respond to new initiatives and opportunities as they emerge.</p>	<p>The Statement sets out objectives for the NHP to follow concerning housing stock and delivery of new housing development. Suffolk can benefit from the place-making, economic development and social cohesion goals that are set out within the Statement.</p>

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<p>Anglia Water – Water Resources Management Plan 2015</p>	<p>Under the European Directive 2001/42/EC, on the assessment of the effects of certain plans and programmes on the environment (also known as the ‘Strategic Environmental Assessment (SEA) Directive’), and the resulting Environmental Assessment of Plans and Programmes Regulations 2004, a SEA is required to ensure that the environmental effects of the WRMP are considered. This Environmental Report follows on from the first stage of the SEA process (Stage A Scoping).</p> <p>The purpose of the assessment stage and Environmental Report was to review the scheme options and the preferred plan (WRMP) and identify any potential positive or negative effects.</p> <p>Anglian Water is required to prepare and publish a Water Resource Management Plan (WRMP). The purpose of a WRMP is to set out a 25-year strategy for managing water supply and demand.</p> <p>The report sets out the following:</p> <ul style="list-style-type: none"> <li>Review of the Anglian Water WRMP SEA Scoping Report;</li> <li>Review of the proposed scheme options and update of baseline information and plans and programmes review;</li> <li>Identify and evaluate predicted effects of the WRMP scheme options through appraisal against the SEA Framework;</li> <li>Identify and evaluate predicted effects of the WRMP looking at cumulative effects of schemes in Water Resource Zones through appraisal against the SEA Framework;</li> <li>Identify mitigation measures;</li> <li>Develop monitoring proposals to be implemented by Anglian Water during the WRMP period;</li> <li>Prepare an Environmental Report for public consultation; and</li> <li>Address consultation comments and finalise Environmental Report for submission.</li> </ul>	<p>The Plan sets out the standard at which waterbodies within Mid Suffolk must be at to ensure that the water environment does not deteriorate over the next 25 years (as set out in the WRMP).</p> <p>The NHP can incorporate the principles of the Plan to ensure that watercourses within the Districts do not decline and meet the standards of the European Directive 2001/42/EC.</p>
<p>Environmental Capacity in the East of England: Applying an Environmental Limits Approach to the Haven Gateway, 2008</p>	<p>To respond to the issues of the potential scale and location of growth exceeding environmental capacity of the region, or that environmental limits could be breached, the East of England Regional Assembly and partners commissioned this project to develop a method that assists spatial planning in the East of</p>	<p>The NHP can set out policies which incorporate the need for development not to exacerbate environmental pressures such as flooding. The requirements set out within the Plan</p>



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	<p>England, taking into consideration the environmental capacity issues.</p> <p>The key features and prerequisites to the successful application of the method include:</p> <ul style="list-style-type: none"> <li>• The need to distinguish between the receiving environment (environmental assets), the pressures on it (such as traffic, waste and development that exacerbates flooding), and the spatial planning responses that need to be made.</li> <li>• Recognition that the importance of the environment is derived from the services or benefits it provides - the method takes account of the types of service identified by the Millennium Ecosystems Assessment but the limited data on provision of these services meant that emphasis was placed on consideration of the state of the environment, using appropriate indicators.</li> <li>• Distinction between environmental issues that operate at a broad scale, to which a generic policy response is required (e.g. greenhouse gas emissions) and those for which the effects of development are spatially distinct at a sub-regional scale (e.g. landscape).</li> <li>• Environmental limits in a particular region or sub-region need to be predetermined and supported by stakeholders if they are to form key parameters for strategic planning.</li> <li>• The current state of the environment relative to limits is presented using a two-state model - either the state of the environment is within defined limits and is classed as 'acceptable' or it exceeds those limits and is classed as 'unacceptable'.</li> <li>• All spatial datasets representing the state of the environment are converted to a grid of 1km x 1km squares, allowing diverse environmental data to be simplified and presented in a common format.</li> </ul>	<p>provide a basis of environmental standards such as the reduction of greenhouse emissions, which can be planned for within the NHP.</p>
<p>Suffolk Nature Strategy (Wild Anglia, 2014)</p>	<p>The Strategy outlines the key challenges and opportunities the natural environment of Suffolk faces. It sets out recommendations and actions that cover three sections: natural environment, economic growth and health and wellbeing. Each</p>	<p>The NHP can plan for the natural environment, economic growth and health and wellbeing of Mendlesham through the implementation of the</p>

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	<p>of these key sections contain sub-sections that are of particular importance to the delivery of the Strategy.</p> <p>Suffolk's Nature Strategy is written in the context of Wild Anglia's manifesto (the Local Nature Partnership (LNP) across Norfolk &amp; Suffolk).</p>	<p>policies set out within the Nature Strategy.</p>
<p>Environment, Our Future: Regional Environment Strategy for the East of England, East of England Regional Assembly and East of England Environment Forum, 2003 (RSS)</p>	<p>The East of England Plan supersedes an initial RSS which comprised the former Regional Planning Guidance for East Anglia (RPG6, 2000) together with relevant sections of the former Guidance for the South East and Thames Gateway (RPGs 9, 9A &amp; 3B/9B).</p> <p>The Strategy sets a vision, objectives and core strategy for the longer term. In particular it seeks to reduce the region's impact on, and exposure to, the effects of climate change and to put in place a development strategy with the potential to support continued sustainable growth beyond 2021. It incorporates the Regional Transport Strategy.</p> <p>It provides a framework that promotes sustainable development, especially to address housing shortages, support the continued growth of the economy and enable all areas to share in prosperity, whilst driving up energy efficiency and carbon performance, improving water efficiency and recycling an increasing percentage of waste.</p>	<p>Due to the prevalence of climate change everywhere, the need for the Environment Strategy is relevant to the NHP as growth and development is being planned for. The Strategy ensures that development does not cause further harm to the environment and is effectively managed alongside providing a framework for the delivery of housing and sustainable economic growth.</p>
<p>Suffolk Local Flood Risk Management Strategy, 2012</p>	<p>The main aim of the strategy is to reduce the risk of flooding and the misery and economic damage that flooding causes, in a sustainable manner.</p> <p>The strategy provides information on the legislation that underpins flood risk management activities, who is involved and what part each will play in helping reduce the risk of flooding in Suffolk. The Strategy provides a range of actions, from small-scale local activities to long-term major plans and where possible we have identified who will be involved, when things might happen and how they might be paid for.</p> <p>This is an update to a strategy first published in February 2013.</p>	<p>The Strategy outlines information that form a relevant evidence base for the NHP concerning flooding and the management of flooding from small-scale to large-scale initiatives.</p>



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<p>Developing ADAPTION to Climate Change in the East of England, 2011</p>	<p>The main objectives of the Plan are to:</p> <ul style="list-style-type: none"> <li>Develop a more robust and comprehensive evidence base about the impacts and consequences of climate change on the UK;</li> <li>Raise awareness of the need to act now and help others to act;</li> <li>Measure success and take steps to ensure effective delivery; and</li> <li>Work across Government at the national, regional and local level to embed adaptation into Government policies, programmes and systems.</li> </ul> <p>The Programme is essentially domestic in scope. However, the consequences of climate change in other countries, and their ability to adapt, will have an impact on the UK, because of the interconnected nature of our globalised world (for example in relation to trade, regional security, food production and migration issues). The Programme will therefore address those effects where there is potentially a significant domestic impact from international developments.</p>	<p>The evidence base provided in the Plan provides scope for the NHP to adequately and appropriately plan for the reduction of emissions for example. The Plan outlines the need to ensure effective delivery, which the NHP can adequately plan.</p>
<p>A summary of Climate Change Risks for the East of England, 2012</p>	<p>The UK Climate Change Risk Assessment (CCRA) is an independent research project, funded by UK Government and Devolved Governments that analyses the main risks and opportunities to the UK, arising from climate change over the coming years.</p> <p>The CCRA has outlined three areas that are particularly pertinent to the East of England which are water scarcity, sea level rise and flooding.</p> <p>The assessment has considered population growth, where relevant, but did not quantify the impacts of other societal changes on future risks, for example due to economic growth, or developments in new technologies, or the full range of planned and potential future Government policies or private sector adaptation investment plans. Excluding these factors provides a more robust baseline against which the effects of different plans and policies can be more easily assessed.</p> <p>The document outlines the state of the current risks in the East of England and suggests ways in which to both mitigate against and reduce the risk of climate change in the region.</p>	<p>The Summary provides a suitable evidence base for the NHP due to the relevance of water scarcity, sea level rise and flooding within Suffolk.</p> <p>The NHP can provide scope for planners in relation to incorporating flood-risk mitigation measures into developments.</p>



Sub-national Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
Suffolk Heritage Strategy, 2014	<p>The main aims of the Strategy include:</p> <ul style="list-style-type: none"> <li>the protection, enhancement and capitalisation of the unique natural, built and cultural environments</li> <li>enabling the farms and rural businesses underpinning the economy to confidently adopt and adapt innovative approaches and processes that will ensure their own growth (and their communities) and sustainability in the face of climate change</li> </ul>	<p>Due to Suffolk being predominately rural and having an amount of historic and protected landscapes, the Strategy sets out a relevant and beneficial framework for protecting and enhancing these landscapes in order for rural economies to grow in a sustainable way.</p>
Analysis of Accessible Natural Greenspace Provision for Suffolk (Natural England 2010)	<p>Planning Policy Guidance 17 (PPG17) (ODPM [now CLG], 2002a) recommends that local authorities carry out assessments and audits to identify deficits or surpluses in the provision of open space (including natural and semi-natural greenspace), sports and recreational facilities.</p> <p>The ANGSt provides recommendations of at least one accessible natural greenspace:</p> <ul style="list-style-type: none"> <li>of at least 2 hectares in size, no more than 300 metres (5 minute walk) from home;</li> <li>at least one accessible 20 hectare site within two kilometres of home;</li> <li>one accessible 100 hectare site within five kilometres of home; and;</li> <li>one accessible 500 hectare site within ten kilometres of home; plus</li> <li>a minimum of one hectare of statutory Local Nature Reserves per thousand population.</li> </ul>	<p>The ANGSt criteria allows the NHP to set realistic and appropriate policies concerning open space and greenspace provision within Mendlesham.</p>
'In Step with Suffolk' Rights of Way Improvements Plan 2006-2016 (SCC) 2006	<p>Through the Countryside and Rights of Way Act (2000) the Government recognises the value of PRoW and requires each Highways Authority to produce a Rights of Way Improvement Plan (ROWIP) in order to identify changes that will 'improve provision for walkers, cyclists, horse riders and those with mobility problems.'</p> <p>In order to develop a ROWIP Highways Authorities are required to assess:</p>	<p>As Suffolk is predominately rural areas, the ROWIP outlines how the Districts can best plan for the provision of PRoWs and the delivery of such transport links for those either blind or partially sighted or with mobility problems. The planning for equitable PRoW enables the people of Mendlesham to access locations with little trouble.</p>



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	<ul style="list-style-type: none"> <li>• The extent to which local rights of way meet present and future needs of the public.</li> <li>• The opportunities provided by local rights of way and in particular by footpaths, cycle-tracks, bridleways and restricted byways for exercise and other forms of open-air recreation and the enjoyment of their area.</li> <li>• The accessibility of local rights of way to blind or partially sighted persons and others with mobility problems.</li> </ul> <p>A ROWIP Assessment was undertaken following widespread consultation and includes information on the extent, condition and use of the PRow network. The Assessment highlighted the key role that PRow play in maintaining and improving quality of life in the county and the links to issues such as sustainable transport, local economy, recreation, tourism and health.</p>	
<p>Greenways Countryside Project, Management Strategy 2005-2010 (2005) (SCC)</p>	<p>The Greenways Countryside Project area covers about 100 square kilometres and contains approximately one quarter of the total population of Suffolk. The effective management of the countryside in and around Ipswich is, therefore, very important.</p> <p>The main aims and objectives of the Strategy are as follows:</p> <ul style="list-style-type: none"> <li>to promote the strategic development of open space in Ipswich and its neighbouring parishes through the statutory planning process and assist with the implementation of local authority Open Space Strategies;</li> <li>to develop opportunities for local people to better enjoy high quality green space near to their homes;</li> <li>to fully involve local people and businesses in caring for their local environment so encouraging a sense of “ownership”. In particular supporting voluntary groups, individuals and the wider community in their efforts to improve their environment;</li> <li>To protect and enhance wildlife biodiversity, landscape quality and cultural heritage/archaeology by supporting local communities and where feasible offering practical assistance;</li> <li>To provide opportunities for lifelong learning about the local environment through targeted events and activities;</li> </ul>	<p>Suffolk is predominately rural areas and so the Countryside Project Management Strategy is relevant to the evidence base of the NHP. This is due to the requirements set out within the Strategy to ensure that high quality open space and green space is being planned for, alongside involving locals and businesses in the protection and enhancement of wildlife biodiversity, landscape quality and reducing conflicts with urban areas.</p>



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	<p>To work with partners, local communities, landowners, other organisations and agencies in order to minimise land use conflicts in the urban fringe.</p> <p>In order to achieve these aims, the Project will operate three guiding principles:</p> <p>Partnership with local communities, interest groups, businesses, landowners and government agencies;</p> <p>Integration with the work of existing and new partners seeking to manage and improve open space provision in the area; and</p> <p>Cooperation by involving as many different interests as possible in all aspects of work.</p>	
<p>Suffolk County Council, Local Transport Plan 2011-2031; 2006-2011 (2012;2006)</p>	<p>The Transport Plan shows how transport will play its part in supporting and facilitating future sustainable economic growth by:</p> <ul style="list-style-type: none"> <li>• maintaining (and in the future improving) our transport networks</li> <li>• tackling congestion</li> <li>• improving access to jobs and markets</li> <li>• encouraging a shift to more sustainable travel patterns.</li> </ul> <p>Transport improvements to support economic recovery and growth are very important and all opportunities to improve local networks will be explored. An underpinning priority is to maintain the current highway network in a satisfactory condition and prevent it from deteriorating and adversely affecting local transport, the economy and road safety.</p> <p>In Suffolk, the transport plans will support business and growth with a focus on:</p> <ul style="list-style-type: none"> <li>• the challenge of maintaining the highway network in good condition</li> <li>• tackling congestion in the larger towns by more efficient management of traffic, reducing the demand for car travel and promoting more sustainable means of travel</li> <li>• improved connectivity and accessibility in rural areas</li> </ul>	<p>The NHP has scope to incorporate the principles and objectives set out in the Transport Plan to ensure the sustainable development of transport networks within Mendlesham.</p> <p>The improving of transport networks allows for the development planned for the Districts to be met, ensuring that the infrastructure is under capacity and able to cope under pressure during peak times.</p> <p>The proposed development along market towns will be met with plans for transport improvements to ensure that capacity issues will be met and planned for.</p>



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	<ul style="list-style-type: none"> <li>• seeking improvement to the A11, A12 and A14 trunk roads connecting businesses in Suffolk to each other and to their markets</li> <li>• seeking improvement to the rail network for freight and passengers</li> <li>• relief for our market towns suffering from high levels of through traffic</li> <li>• recognising that securing high speed broadband throughout Suffolk is very important at present in addressing accessibility and connectivity issues throughout Suffolk and supporting business growth.</li> </ul>	

## Review of Local Plans and Programmes

Local Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
Mendlesham Housing Needs Survey Executive Summary 2018	<p>The aim of the survey was to ascertain existing and future housing needs for Mendlesham. The survey also sought to understand the current housing stock and its affordability to local people.</p> <p>199 surveys were returned, with a total of 72 households identifying a housing need for 56 additional people.</p>	This survey informs the Plan and the SEA of relevant housing issues in the Plan area.
Mendlesham Household questionnaire response analysis	The questionnaire response analysis collates the data collected through the household questionnaire. The survey collected a range of data surrounding topics such as: Housing, Environment, Education, Recreation, etc.	This survey informs the Plan and the SEA of relevant issues in the Plan area.
Mendlesham Youth questionnaire response analysis	The questionnaire response analysis collates the data collected through the youth questionnaire. The survey collected a range of data, mainly for topics related to Employment, Recreation and Local Facilities	This survey informs the Plan and the SEA of relevant issues in the Plan area.

Local Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
Mendlesham Business questionnaire response analysis	The questionnaire response analysis collates the data collected through the business questionnaire. The survey collected a range of data, mainly for topics related to Employment, Business and Infrastructure.	This survey informs the Plan and the SEA of relevant issues in the Plan area.
Landscape and Visual Assessment of Mendlesham (2017)	This assessment explores the baseline condition of the landscape in the Plan area, including threats, features and mitigation suggestions.	The assessment informs the Plan and the SEA of relevant issues in the Plan area.
Mendlesham Neighbourhood Plan – Base line data	This document contains baseline data related to Mendlesham, this includes data related to: Landscape, Designated Habitats/Species, Historic Environment, Flood Zones, Demographics, IMD, Housing Stock and Economy.	This baseline document informs the Plan and the SEA of relevant issues in the Plan area.
Mendlesham Conservation Area Appraisal (2008)	This appraisal assesses the Mendlesham Conservation Area using the headings set out within English Heritage’s Guidance (2006). The document aims to be neither prescriptive or descriptive, but instead a demonstration of the quality of place. The document contains primarily images and mapping to provide a comprehensive overview of the conservation area.	The baseline document informs the Plan and the SEA of relevant issues in the Plan area.
Local Residents Consultation (2017)	This document summarises the responses acquired from the four “drop-in” sessions related to the potential development sites across Mendlesham. The document summarises that the main issue for residents for future development is traffic. With the preferred site being SS0065.	The baseline document informs the Plan and the SEA of relevant issues in the Plan area.
AECOM – Mendlesham Neighbourhood Plan: Site Assessment (2019)	The site assessments aim to identify sites that could potentially be appropriate for development within Mendlesham. Sites are assessed using pro-forma that gathers a range of information including: General Information, Context, Suitability and Availability.	The baseline document informs the Plan and the SEA of potential sites for development in the Plan area.
Traffic movements in Mendlesham (2019)	The main objective of the traffic report was to create a baseline of traffic movements in Mendlesham. This is in part to establish which roads have the greatest volume of traffic and where future housing developments would have the least impact.	The baseline document informs the Plan and the SEA of relevant issues in the Plan area.



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Historic Environment Report	<p>This report provides background information for Mendlesham's Historic Environment. This includes, listed buildings, designations, characteristics and views.</p> <p>Chiefly, it identifies the main susceptibilities within the parish including the historic core and land located to the west.</p>	The baseline document informs the Plan and the SEA of relevant issues in the Plan area.
Mendlesham Parish Council Level 2 Strategic Flood Risk Assessment	<p>This document assesses the flood risk for the 13 sites considered for development within the Neighbourhood Plan. Viability is also considered and where possible mitigation is suggested for those sites that are viable but still contain flood risk issues.</p> <p>Site 2 &amp; 13 required a Level 2 assessment due to flood risk, however, the conclusion was that this risk was avoidable provided the zones were not developed.</p>	The baseline document informs the Plan and the SEA of relevant issues in the Plan area.
Windfall developments in the Parish of Mendlesham (2019)	<p>The aim of this document is to create a windfall allowance within Mendlesham. The conclusions are based upon windfall development data from the past 14 years.</p> <p>Windfall is assumed to take place primarily on agricultural sites.</p>	The baseline document informs the Plan and the SEA of relevant issues in the Plan area.
Mendlesham: Heritage Assessment of Potential Growth Sites (2019)	<p>The purpose of this document is to identify the sensitivity of heritage assets found within the potential allocation sites.</p> <p>The assessment follows a three-tier scoring system; Green, Amber and Red.</p>	The baseline document informs the Plan and the SEA of relevant issues in the Plan area.



## Place Services

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