



Suffolk County Council (20041323)
Babergh and Mid Suffolk District Councils (20041302)

**Local Impact Report Appendix 7: MSDC Core
Strategy**

Bramford to Twinstead (EN020002)

Deadline 1

25 September 2023

7 Mid Suffolk Core Strategy, September 2008



To be read in conjunction with:
Core Strategy Focused Review
Adopted December 2012
(See sheet inside front cover)

CORE STRATEGY Development Plan Document

Adopted
September 2008



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Mid Suffolk Core Strategy Policy CS2: Development in the Countryside and Countryside Villages

Policy CS 2

Development in the Countryside and Countryside Villages

In the countryside development will be restricted to defined categories in accordance with other Core Strategy policies. These will include:

- agriculture and forestry;
- the preservation of Listed Buildings;
- rural exception housing to include: -
 - agricultural workers dwellings
 - possible conversion of rural buildings
 - replacement dwellings
 - affordable housing on exception sites
 - sites for Gypsies and Travellers and travelling showpeople
- the extension of dwellings
- the reuse and adaptation of buildings for appropriate purposes, as defined elsewhere in this document
- new-build employment generating proposals where there is a strategic, environmental or operational justification
- recreation and tourism
- community services and facilities meeting a proven local need
- development by statutory undertakers or public utility providers
- flood protection
- renewable energy projects
- mineral extraction
- waste management facilities.

Mid Suffolk Core Strategy Policy CS4: Adapting to climate change

Policy CS 4

Adapting to Climate Change

All development proposals will contribute to the delivery of sustainable development and reflect the need to plan for climate change, through addressing its causes and potential impacts:

Flood Risk: The council will support development proposals that avoid areas of current and future flood risk, and which do not increase flooding elsewhere, adopting the precautionary principle to development proposals.

This will involve a risk based sequential approach to determining the suitability of land for development. All new development, wherever possible must be located in Flood Zone 1. Developments proposed on 'dry islands'* which are situated in the middle of flood risk zones 2 and 3 will be treated in the same way as developments in flood zone 2 or 3 for the purposes of the sequential test.

New development in Flood Zone 3a will be restricted to the following categories:

- water compatible uses as defined in PPS25;
- minor development as defined in PPS25; and
- changes of Use to an equal or lower risk category in the flood risk vulnerability classification, where there is no operational development.

Allocations will not be made in Flood Zones 2 and 3 with the exception of allocations for water compatible use and Stowmarket where if no reasonable site within flood zone 1 is available, allocations in flood zones 2 and 3 will be considered in accordance with PPS25 and the Strategic Flood Risk Assessment.

The Council will seek the implementation of Sustainable Urban Drainage Systems into all new developments where technically feasible.

Where protected species are threatened by flooding, replacement habitats which are on a like for like basis in terms of size and quality will need to be provided to ensure there is no net loss of important habitats. There may be opportunities for creation of new habitats in areas at risk of flooding, and for river restoration programmes that allow rivers to reconnect to their floodplains through natural processes, to the benefit of wildlife.

Pollution: To protect people and the environment from unsafe or unhealthy pollutants. Development that harms the quality of soil or air and/or causes noise, dust, odour or light pollution will be avoided wherever possible. Development proposals will have no adverse effect on water quality.

Development must also seek to adapt for the anticipated negative impacts from climate change upon **Biodiversity** by protecting the districts natural capital and applying an ecological network approach - re-enforcing and creating links between core areas of biodiversity.

* = The town of Eye in Mid Suffolk is entirely surrounded by flood zone 2 but in discussions with the Environment Agency it is agreed that it should not be classified as a 'dry island'. The SFRA maps show that access/egress from Eye could be possible along Lambseth Street in a flood event. In addition, in the event of a 1000yr flood, Eye town centre is large enough to sustain the population within the dry centre for a short period, if access/egress is not possible.

Mid Suffolk Core Strategy Policy CS5: Mid Suffolk's Environment

Policy CS 5

Mid Suffolk's Environment

All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area.

To protect, manage and enhance Mid Suffolk's **biodiversity and geodiversity** based on a network of:

- Designated Sites (international, national, regional and local)
- Biodiversity Action Plan Species and Habitats, geodiversity interests within the wider environment
- Wildlife Corridors and Ecological Networks

and where appropriate increase opportunities for access and appreciation of biodiversity and geodiversity conservation for all sections of the community.

Emphasis will be given to the creation new habitats particularly along the Gipping, Upper Waveney and Deben river valley's in connection with flood management schemes and to contribute towards green tourism opportunities.

Landscape: The Council will protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encourage development that is consistent with conserving its overall character.

Design: Development will be of a high quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district. It should create visual interest within the street scene and where appropriate encourage active uses at ground floor level, creating uses of public space which encourage people to walk and cycle.

Historic Environment: The Council will introduce policies in the other DPDs of the Local Development Framework to protect, conserve and where possible enhance the natural and built historic environment including the residual archaeological remains. These policies will seek to integrate conservation policies with other planning policies affecting the historic environment