



Suffolk County Council (20041323)

Babergh and Mid Suffolk District Councils (20041302)

**Local Impact Report Appendix 10: BMSDC Joint
Local Plan**

Bramford to Twinstead (EN020002)

Deadline 1

25 September 2023

10 Babergh and Mid Suffolk Joint Local Plan

No Cover Available

JOINT LOCAL PLAN TABLE OF CONTENTS	3
FOREWORD	4
01 – INTRODUCTION	5
02 – BABERGH & MID SUFFOLK PROFILE, CONTEXT & KEY ISSUES	8
Part 1 – OBJECTIVES AND STRATEGIC POLICIES	12
03 – VISION AND OBJECTIVES	14
KEY DIAGRAM	16
04 – IMPLEMENTATION	18
05 – DUTY TO COOPERATE	19
06 – HOUSING NEEDS & REQUIREMENTS	26
07 – AFFORDABLE HOUSING	29
08 – SETTLEMENT HIERARCHY	33
09 – SPATIAL DISTRIBUTION	40
10 – THE ECONOMY – TOURISM	50
11 – STRATEGIC INFRASTRUCTURE	52
12 – PROTECTION AND MANAGEMENT OF THE ENVIRONMENT	54
PART 2 – LOCAL POLICIES	60
13 - LOCAL POLICIES – HOUSING	62
14 LOCAL POLICIES – ECONOMY	83
15 LOCAL POLICIES – ENVIRONMENT	89
KEY EVIDENCE DOCUMENTS	119
GLOSSARY	120
APPENDIX 01 HOUSING TRAJECTORY	128
APPENDIX 02 MONITORING FRAMEWORK	133
APPENDIX 03 SCHEDULE OF SUPERSEDED POLICIES	138
PART 3 – PLACE AND ALLOCATIONS POLICIES	156
APPENDIX 04 TOWN CENTRE MAPS	158
BABERGH DISTRICT COUNCIL PLACE MAPS AND POLICIES	164
MID SUFFOLK DISTRICT COUNCIL PLACE MAPS AND POLICIES	326
POLICIES MAP KEY	512

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP17:
Environmental Protection

Policy LP17 - Environmental Protection

To protect the environment all developments must have regard to the following:

1. LAND

Efficient and Effective Use of Resources/Land

- a. Development on previously developed land will be prioritised, where appropriate, to minimise the loss of the best and most versatile agricultural land. where development needs to take place on greenfield land, avoidance of the best and most versatile agriculture land should be prioritised.
- b. Development will contribute towards making more efficient use or re-use of existing resources and reducing the lifecycle impact of materials used in construction.
- c. Development proposals must not prejudice the ability of future allocated sites to come forward by, for example, restricting or blocking access to services such as water, gas, electricity, drainage, the free flow of air, water and daylight

Land Contamination and Instability

- d. Where necessary, development will include measures to remediate land affected by contamination and locate development safely away from any hazardous source.
- e. Where necessary, development will include measures to address land instability issues where identified.

These measures must be compatible with the relevant National and International Standards.

2. POLLUTION

Pollution and Environmental Amenity

- a. Prevent, or where not practicable, reduce all forms of possible pollution including, but not limited to; air, land, ground and surface water, odour, noise, light and any other general amenity, including public amenity and visual amenity impacts. This must be demonstrated to the satisfaction of the LPA by the impact assessments where appropriate.
- b. Amenity impacts are avoided where it is located adjacent to or close to existing uses with the potential to have amenity impacts. This would include an assessment of any identified amenity impacts and how the continued operation of existing use(s) would not be prejudiced.

3. WATER

- a. Development will be required to comply with the relevant SCC Construction Surface Water Management Plan.
- b. Development proposals will need to demonstrate it protects and enhances groundwater, surface water features and must not lead to a deterioration in the quality of the environment to help achieve the objectives³⁴ of the Water Framework Directive.

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP18: Biodiversity & Geodiversity

Policy LP18 - Biodiversity & Geodiversity

- 1) All development should follow a hierarchy of seeking firstly to; enhance habitats, avoid impacts, mitigate against harmful impacts, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.
- 2) Development should:
 - a) Protect designated and, where known, potentially designated sites. Proposed development which is likely to have an adverse impact upon designated and potential designated sites, or that will result in the loss or deterioration of irreplaceable biodiversity or geological features or habitats (such as ancient woodland and veteran/ancient trees) will not be supported.
 - b) Protect and improve sites of geological value and in particular geological sites of international, national and local significance.
 - c) Conserve, restore and contribute to the enhancement of biodiversity and geological conservation interests including priority habitats and species. Enhancement for biodiversity should be commensurate with the scale of development.
- d) Plan positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas. Where possible, link to existing green infrastructure networks and areas identified by local partnerships for habitat restoration or creation so that these ecological networks will be more resilient to current and future pressures.
- e) Identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity. Where biodiversity assets cannot be retained or enhanced on site, the Councils will support 'biodiversity offsetting' to deliver a net gain in biodiversity off-site in accordance with adopted protocols.
- f) Apply additional measures to assist with the recovery of species listed on S41 of the NERC Act 2006.
- 3) Development which would have an adverse impact on species protected by legislation³⁵, or subsequent legislation, will not be permitted unless there is no alternative and the local planning authority is satisfied that suitable measures have been taken to:
 - a. Reduce disturbance to a minimum; and
 - b. Maintain the population identified on site;
 - c. Provide adequate alternative habitats to sustain at least the current levels of population.
- 4) Where appropriate, the local planning authority will use planning obligations and/or planning conditions to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.

~~Babergh~~ & Mid Suffolk Joint Local Plan Submission Draft Policy LP19: Landscape

Policy LP19 - Landscape

1. To protect and enhance landscape character development must:
 - a. Integrate positively with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements.
 - b. Proposals must be sensitive to their landscape and visual amenity impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;
 - c. Enhance and protect landscape character and values and heritage assets such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use³⁷ and designations; being demonstrably informed by local guidance, in particular the Council's Joint Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.
 - d. Consider the topographical cumulative impact on landscape sensitivity.
2. Where significant landscape or visual impacts are likely to occur, for example for larger development proposals, a Landscape and Visual Impact Assessment (LVIA) or Landscape Appraisal should be prepared. This should identify ways of avoiding, reducing and mitigating any adverse effects and opportunities for enhancement.

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP20: Area of Outstanding Natural Beauty

Policy LP20 – Area of Outstanding Natural Beauty

1. The Councils will support development in or near the AONBs that:
 - a. Conserves and enhances the landscape and scenic beauty;
 - b. Integrates positively with the character of the area and reinforces local distinctiveness of the AONB;
 - c. Are sensitive to their landscape and visual impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;
 - d. Supports the provision and maintenance of local services and facilities and assets (including affordable housing), so long as it is commensurate with the character and objectives of the AONB;
 - e. Demonstrates special regard to proposals that enhance and protect landscape character and values and heritage assets in the AONB such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use and designations.

2. Tourism and visitor related development within the AONB will be supported where it reflects the intrinsic quality and respects the character of the AONB and demonstrates the proposal has been informed by all relevant local guidance and the relevant AONB Management Plan³⁶ which includes the AONB and identified Project Area.

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP21: The Historic Environment

Policy LP21 - The Historic Environment

1. Where an application potentially affects heritage assets⁴⁰, the Councils will:
 - a. Depending on the nature of the works/development proposed, require the applicant to submit a heritage statement that demonstrates:

- i. The significance of the heritage asset is appropriately understood (statement of significance);
 - ii. The potential impacts on the heritage asset's significance, including the contribution made by setting, are understood (impact assessment);
 - iii. That the proposal has been fully justified in light of the significance and impact identified above (statement of justification);
 - iv. If relevant, that the proposal has considered how preservation in situ of archaeological assets can be achieved through the design of the site;
 - v. An effective conservation strategy, including details of recording, mitigation, repair, preservation, protection and management as appropriate;
 - b. Where development includes (or has the potential to include) heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person is required.
2. The Councils will support:
- a. The re-use/ redevelopment of a heritage asset, including Heritage at Risk, where it would represent optimal viable use, including assets in isolated locations, and the proposal preserves the building, its setting and any features which form part of the building's special interest and complies with the relevant policies of the Plan;
 - b. Development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials;
 - c. Proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is not compromised by inappropriate interventions.
3. In order to safeguard and enhance the historic environment, harm to heritage assets should be avoided in the first instance. Only where harm cannot be avoided should mitigation be considered. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will:
- a. Have regard (or Special Regard where appropriate) to the historic environment and take account of the contribution any designated or non-designated heritage assets makes to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests⁴¹ and their significance, including consideration of any contribution made to that significance by their setting; and
 - b. Have regard to the planning balance whilst considering the extent of harm and significance of the asset in accordance with the relevant national policies.
4. Proposals which potentially affect heritage assets should have regard to all relevant Historic England Advice and Guidance.
5. Where development is otherwise considered acceptable, planning conditions/obligations will be used to:
- a. Secure an appropriate programme of archaeological investigation, recording, reporting, archiving, publication, and community involvement; to advance public understanding of the significance of any heritage assets to be lost (wholly or in part); and to make this evidence and any archive generated publicly accessible.

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP25: Sustainable Construction and Design

Policy LP25 - Sustainable Construction and Design

1. All new development is required to minimise its dependence on fossil fuels and to make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use.
2. Where construction may cause potential adverse impacts, measures proposed must include Construction Environment Management Plans (CEMPs).
3. All new residential development is required to:
 - a. Achieve reductions in CO₂ emissions of 19% below for the Target Emissions Rate of the 2013 Edition of 2010 Building Regulations (Part L) or any subsequent more recent legislation or council policy which would lead to a greater reduction in CO₂ emissions;
 - b. Meet the higher water efficiency standards of 110 litres per person per day, as set out in building regulations part G2 (or any subsequent more recent legislation);
 - c. Demonstrate climate change adaptation and mitigation measures by adopting effective design principles (including shading, landscaping, site layout and building orientation); be designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gains and to help buildings respond to winter and summer temperatures and incorporate flood mitigation measures, such as sustainable urban drainage systems;
 - d. Energy efficiency measures (e.g. insulation, air tightness and efficient building services), with a proactive approach to improving on the minimum standards specified in the Building Regulations;
 - e. On-site renewable and other low carbon energy generation (NB: the energy statement should investigate the technical feasibility and financial viability of the options available and the CO₂ savings achieved with each to allow the greatest CO₂ reduction is selected);
 - f. Development that incorporates a high level of building materials with low embodied carbon will be encouraged; and
 - g. That the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience.
4. In meeting the above, all major developments⁴² are required to submit a Sustainability Design and Construction Statement that demonstrates how the principles set out in 3c)-3g) will be incorporated into the design of the development.
5. Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent. Developers will be expected to provide certification evidence of the levels for BREEAM at design stage and on completion of development. All new developments will also be expected to meet the higher water efficiency standards as set out in 2b).
6. All residential developments are encouraged to achieve 100 litres per person per day. This is in addition to criterion 3.b in accordance with recommendation from Anglian Water. Water reuse and recycling and rainwater and stormwater harvesting and other suitable measures should be incorporated wherever feasible to reduce demand on mains water supply.

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP26: Design and Residential Amenity

Policy LP26 - Design and Residential Amenity

1. All new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its context. As appropriate to the scale and nature of the development, proposals must:
 - a. Respond to and safeguard the existing character/context;
 - b. Create character and interest;
 - c. High quality design and architecture with climate change adaptation should be in all development design. Adaptation could include to protect against extreme weather events including heat and excessive rain;
 - d. Be designed for health, amenity, well-being and safety;
 - e. Meet Space Standards⁶³; and
 - f. Where relevant and necessary ensure design and amenity accommodates for the ageing population in accordance with M4(2) standards.

2. In order to achieve this development proposals shall:
 - a. Respond to the wider townscape/landscapes and safeguarding the historic assets/ environment and natural and built features of merit;
 - b. Be compatible/harmonious with its location and appropriate in terms of scale, mass, form, siting, design, materials, texture and colour in relation to the surrounding area;
 - c. Protect and retain important natural features such as trees or hedgerows during and post construction;
 - d. Create/reinforce a strong design to the public realm incorporating visual signatures (e.g. signage, hard landscaping, public art);
 - e. Include good practice in design incorporating design principles such as active frontages/ edges, permeability, strong street composition and connectivity. Schemes of exceptional design and /or development within a sensitive area/ landscape will be required to undertake a design review to test this and adherence to Building for Life Criteria;

- f. Incorporate high levels of soft landscaping, street trees and public open space that creates, and connects to, green infrastructure and networks;
 - g. Prioritising movement by foot, bicycle and public transport, including linkages to create/ contribute to a 'walkable neighbourhood';
 - h. Design-out crime and create an environment for people to feel safe, and has a strong community focus;
 - i. Protect the health and amenity of occupiers and surrounding uses by avoiding development that is overlooking, overbearing, results in a loss of daylight, and/or unacceptable levels of light pollution, noise, vibration, odour, emissions and dust; Including any other amenity issues;
 - j. Provide a reasonable standard of accommodation for future occupants in terms of privacy and adequate facilities such as bin storage (including recycling and re-use bins), secure cycle storage and garden space;
 - k. Where appropriate demonstrate that the design considers the needs of disabled people and an ageing population and follow Dementia-Friendly Design principles⁶³.
3. All developments must also demonstrate that they conform with the design principles in any design documents endorsed by the LPA, Neighbourhood Plans and/or village design statements. Development which fails to maintain and improve the quality and character of the area will not be supported.

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP27: Energy Sources, Storage and Distribution

Policy LP27 - Energy Sources, Storage and Distribution

1. Renewable, decentralised and community energy generating proposals will be supported subject to:
 - a. The impact on (but not limited to) landscape, highway safety, ecology, heritage, residential amenity, drainage, airfield safeguarding and the local community has been fully taken into consideration and where appropriate, effectively mitigated;
 - b. Where renewables are to be incorporated within a development, an integrated approach is taken, using technology that is suitable for the location and designed to maximise operational efficiency without comprising amenity;
 - c. The impact of on and off-site power generation infrastructure (for example over-head wires, cable runs, invertors, control buildings, security fencing and highway access points), is acceptable to the Local Planning Authority;
 - d. The provision of mitigation, enhancement and compensation measures when necessary;
 - e. Approval of connection rights, and capacity in the UK power network, to be demonstrated as part of the planning application (where applicable).
2. The local planning authority will use planning obligations attached to planning consents for energy development schemes to ensure the site is restored when energy generation ceases or becomes non-functioning for a period of six months.
3. Where proposals for renewable and low carbon energy are located in nature conservation sites, the Area of Outstanding Natural Beauty, or impact on the setting of heritage assets (including conservation areas) or any other designated areas⁴⁵, the applicant must be able to demonstrate to the satisfaction of the Local Planning Authority that potential harm resultant from development can be effectively mitigated and that there are no alternative sites available within the District. This includes providing underground power lines and cabling.

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP28: Water Resources and Infrastructure

Policy LP28– Water resources and infrastructure

Development will be supported where it:

1. Conforms to the principle of Holistic Water Management including the use of appropriate water efficiency and re-use measures, together with surface water drainage which provides community and environmental benefits;
2. Considers its impact on water resources and the capacity of water supply infrastructure, taking into account the effects of climate change;
3. Demonstrates the applicant has consulted with the relevant authority regarding wastewater treatment and that capacity within the foul sewerage network and receiving water recycling centre is available or can be made available in time to serve the development.
4. Separates foul and surface water flows wherever possible.
5. Complies with the relevant statutory environmental body policy on culverts.
6. The proposal will not result in any adverse effect (either through construction and or operation) on the integrity of the Stour and Orwell SPA and Ramsar and the Suffolk Coast and Heath AONB.
7. All proposals must demonstrate Environmental Policies measures and will require a CEMP to be agreed prior commencement.

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP29: Flood Risk and Vulnerability

Policy LP29 – Flood risk and vulnerability

Proposals for new development can be approved where:

1. The Strategic Flood Risk Assessment, as a starting point, has been used to assess whether the proposal is at risk of flooding and any impact of the proposal on flood risk. Other available flooding evidence should also be considered where it is relevant and/or is more up to date;
2. In areas at medium or high risk from flooding, it has been soundly demonstrated that the new development or intensification of development, can be made safe for its lifetime without increasing flooding elsewhere. This includes the 'sequential test'; where needed the 'exception test' and also a site specific flood risk assessment.
3. Mitigation is provided against existing and potential flood risks throughout the life of the development (including fluvial, surface, coastal and sewer flooding) through application of a sequential approach to flood risk, the implementation of Sustainable Drainage Systems (SuDS), and risks to ground or surface water quality.
4. Above ground, appropriate SuDS are incorporated within new developments wherever possible, and take opportunities to provide multifunctional benefits, including biodiversity, landscape, amenity and water quality enhancement.
5. Proposals are submitted appropriate to the scale of development detailing how on-site surface water drainage will be managed so as to not cause, or increase flooding elsewhere. This includes the cumulative impact of minor developments.
6. Opportunities to provide betterment of greenfield runoff rates to reduce the overall risk of flooding, have been provided wherever possible.
7. In circumstances requiring surface water management measures (including rain water harvesting and greywater recycling), adequate mitigation which avoids any risks and/or detrimental impacts are provided to the Lead Local Flood Authority.
8. Further details of maintenance and adoption by an appropriate body are provided at application stage.
9. There is no site conflict with areas identified as vulnerable to coastal erosion.

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP32: Safe, Sustainable and Active Transport

Policy LP32 - Safe, Sustainable and Active Transport

1. Development proposals that are expected to, or likely to cause a significant increase in transport movements:
 - a. Will be required to provide a travel plan in accordance with the County / National Guidance⁶⁷ to mitigate the highway impact of development and help maximise sustainable transport;
 - b. Should also be supported by a transport statement or transport assessment. As indicative thresholds a transport statement will be required for residential developments between 50 and 80 dwellings and a transport assessment should accompany residential developments

of over 80 dwellings, however other circumstances will also be considered. Non-residential development will be considered on a case by case basis.

2. All developments are to maximise the uptake in sustainable and active transport in accordance with the transport hierarchy. This will prioritise the following modes of transport in order – walking, cycling, public transport and car sharing. Where possible, active travel to be tied in with the green infrastructure network thereby providing additional positive effects for access to green spaces and wildlife habitats.
3. Proposals for all development shall, where relevant, incorporate:
 - a. Pedestrian routes suitable for disabled persons and those with impaired mobility;
 - b. Cyclists facilities, including routes, secure and covered cycle parking, showers and changing facilities;
 - c. Public transport, such as new or revised services, and physical measures such as bus stops, improvements to bus and railway stations, and access to bus and railway stations to reduce dependency on private vehicles;
 - d. Incentives to use sustainable modes of transport;
 - e. Linkages to existing pedestrian and cycle networks;
 - f. Enhancement to the Public Rights of Way network and protection of the existing network;
 - g. Facilities to allow for multi-modal interchanges;
 - h. Access to car park facilities in accordance with the relevant parking guidance⁶⁸;
 - i. Electric vehicle charging in line with current parking guidance;
 - j. Servicing and emergency vehicles; and
 - k. Sustainable modes of transport for freight.
4. Development will be expected to contribute to the delivery of sustainable transport strategies for managing the cumulative impacts of growth.
5. Where necessary development will be expected to provide home to school transport contributions.

Babergh & Mid Suffolk Joint Local Plan Submission Draft Policy LP33: Managing Infrastructure Provision

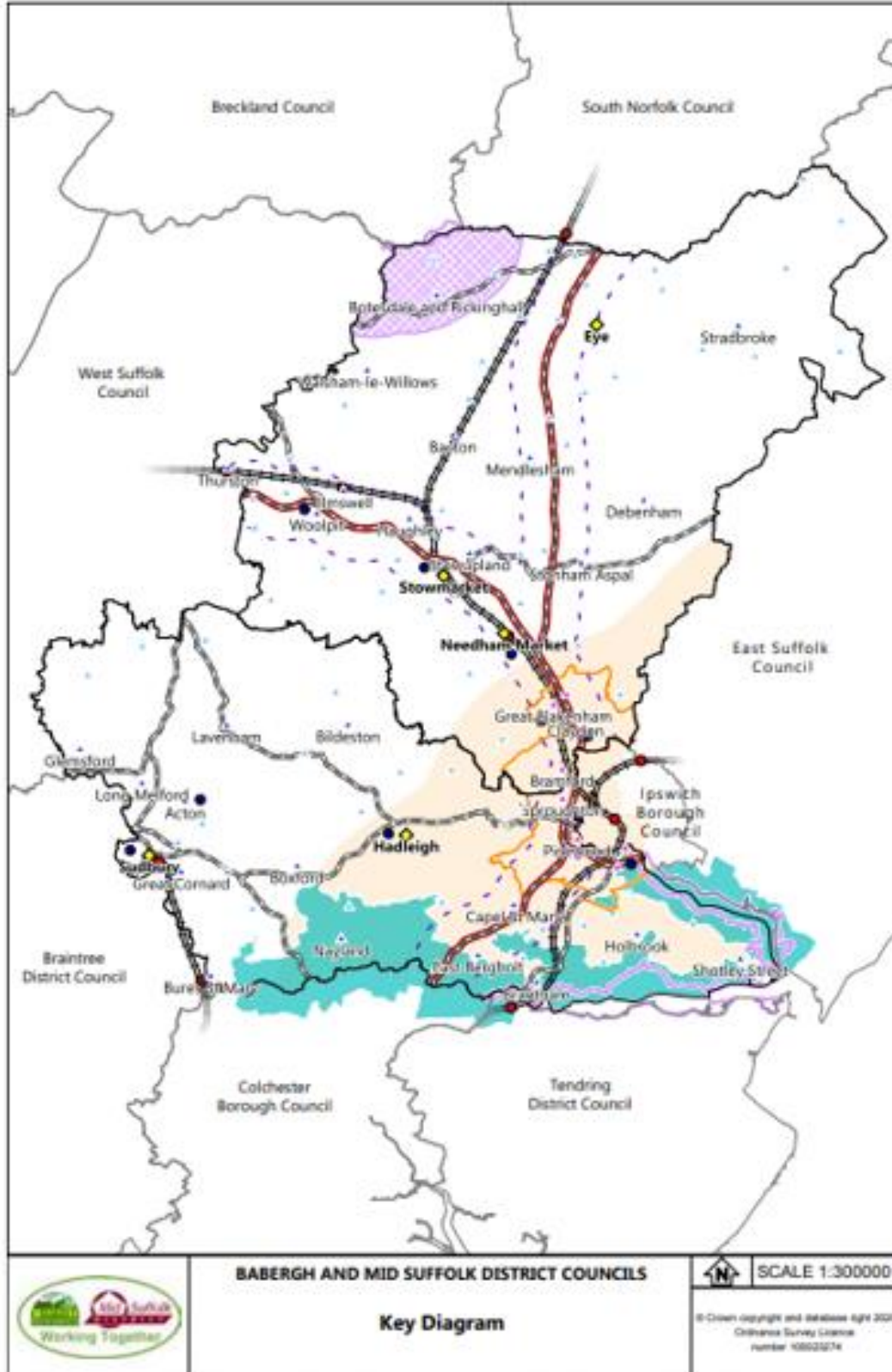
Policy LP33 - Managing Infrastructure Provision

1. When determining planning applications, adequate regard must be given to the Council's latest Infrastructure Delivery Plan and consultation responses received from infrastructure providers. All new development must be supported by, and have good access to, all necessary infrastructure⁴⁹. Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet the necessary infrastructure requirements arising from the proposed development.
2. Development proposals must consider all of the infrastructure implications of a scheme, including existing commitments to infrastructure provision at the time of application submission and determination, and cumulative impacts if the proposal forms one of a number of growth projects in a locality and or infrastructure catchment area.
3. Conditions or planning obligations, as part of a package or combination of infrastructure delivery measures, will be required for relevant proposals.
4. Applicants must demonstrate that adequate consideration has been given to the timing and level of infrastructure provision to the satisfaction of the LPA and relevant infrastructure providers. As such, development may need to be phased either spatially or sequentially to ensure the provision of infrastructure in a timely manner. Restrictions on planning permissions and or/ planning obligations may be used to secure satisfactory phasing arrangement.

















Babergh & Mid Suffolk Joint Local Plan Submission Draft: Key Diagram

Key Diagram

03.04 The core features of the Plan area and the general pattern for growth are shown on the key diagram.



Babergh & Mid Suffolk Joint Local Plan Submission Draft: Key Diagram Key

Key	
	District Boundaries
	Ipswich Fringe Area
	Strategic Employment Sites
	Strategic Transport Corridor
	Market Towns and Urban Areas
	Ipswich Fringe Settlements
	Core Villages
	Hinterland Villages
	A12/ A14/ A140
	A Roads
	Railway Lines
	Railway Stations
	Areas of Outstanding Natural Beauty
	RAMS
	Protected Habitats and Species Sites (SPA, SAC and Ramsar)
	Zones of Influence for Protected Habitats and Species Sites

APPENDIX – Schedule of Main Modifications

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

Reg 19 JLP Ref	New Mods JLP Ref	Policy title (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)	Notes
SP01	SP01	<i>Housing Needs</i>	
SP02	SP02	<i>Affordable Housing</i>	
SP03	SP03	<i>Settlement Hierarchy</i> <u>The sustainable location of new development</u>	Title changed
-	<u>SP04</u>	<u>Provision for Gypsy and Traveller and Travelling Showpeople</u>	New policy
SP04	-	<i>Housing Spatial Distribution</i>	Policy deleted
SP05	SP05	<i>Employment Land</i>	
SP06	SP06	<i>Retail and <u>Main</u> Town Centre Uses</i>	Title changed
SP07	SP07	<i>Tourism</i>	
SP08	SP08	<i>Strategic Infrastructure Provision</i>	
SP09	SP09	<i>Enhancement and Management of the Environment</i>	
SP10	SP10	<i>Climate Change</i>	
LP01	LP01	<i>Windfall development in hamlets and dwelling clusters</i> <u>Windfall infill housing development outside settlement boundaries</u>	Title changed
LP02	LP02	<i>Residential Annexes</i>	
LP03	LP03	<i>Residential Extensions and Conversions</i>	
LP04	LP04	<i>Replacement Dwellings <u>and Conversions</u> In The Countryside (Outside of Settlement Boundaries)</i>	Title changed
LP05	-	<i>Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries</i>	Policy deleted
-	<u>LP05</u>	<u>Rural workers dwellings</u>	New policy
LP06	-	<i>Mix and type of composition</i>	Policy deleted

Reg 19 JLP Ref	New Mods JLP Ref	Policy title (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)	Notes
LP07	<u>LP06</u>	<i>Supported and Special Needs Housing</i>	
LP08	LP07	<i>Affordable, community led and rural exception housing</i> <u>Community-led and rural exception housing</u>	Title changed
LP09	-	<i>Provision for Gypsy and Traveller and Travelling Showpeople</i>	Policy deleted - moved to strategic SP04
LP10	-	<i>Moorings, Marinas and Houseboats</i>	Policy deleted
LP11	LP08	<i>Self-Build and Custom-Build</i>	
LP12	LP09	<i>Employment Development</i> <u>Supporting a Prosperous Economy</u>	Title changed
LP13	LP10	<i>Safeguarding Economic Opportunities</i> <u>Change from Employment Uses</u>	Title changed
LP14	LP11	<i>Town Centre and retail</i> <u>Retail and Town Centres</u>	Title changed
LP15	LP12	<i>Tourism and Leisure</i>	
LP16	LP13	<i>Countryside Tourist Accommodation</i>	
-	<u>LP14</u>	<u>Intensive Livestock and Poultry Farming</u>	New policy
LP17	LP15	<i>Environmental Protection</i> <u>Environmental Protection and Conservation</u>	Title changed
LP18	LP16	<i>Biodiversity & Geodiversity</i>	
LP19	LP17	<i>Landscape</i>	
LP20	LP18	<i>Area of Outstanding Natural Beauty</i>	
LP21	LP19	<i>The Historic Environment</i>	
LP22	LP20	<i>Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses</i> <u>Equestrian or similar other animal land based uses</u>	Title changed
LP23	LP21	<i>Agricultural Land To Residential Garden Land</i>	
LP24	LP22	<i>New agricultural/Rural buildings in the Countryside</i> New <u>Agricultural Buildings</u>	Title changed
LP25	LP23	<i>Sustainable Construction and Design</i>	

Reg 19 JLP Ref	New Mods JLP Ref	Policy title (Strikethrough text = removal <i>Underlined text, italic and bold text</i> = additional text <i>Plain italic</i> = original wording)	Notes
LP26	LP24	<i>Design and Residential Amenity</i>	
LP27	LP25	<i>Energy Sources, Storage and Distribution</i>	
LP28	LP26	<i>Water resources and infrastructure</i>	
LP29	LP27	<i>Flood risk and vulnerability</i>	
LP30	-	<i>Designated Open Spaces</i>	Policy deleted
LP31	LP28	<i>Services and Facilities Within the Community</i>	
LP32	LP29	<i>Safe, Sustainable and Active Transport</i>	
LP33	LP30	<i>Managing Infrastructure Provision</i>	
LP34	LP31	<i>Health and Education Provision</i>	
LP35	LP32	<i>Developer Contributions and Planning Obligations</i>	
LS01	-	<i>Hinterland and hamlet sites</i>	Policy Deleted
LA###	-	<i>Housing site allocations</i>	All housing allocation policies deleted

6 Main Modifications

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM1.	5	Chapter 01 01.01 -01.19	<p>All original text in paras 01.01 – 01.19 to be removed and replaced by new paragraphs below:</p> <p><u>01.01</u> <i>The Councils (hereafter meaning Babergh District Council and Mid Suffolk District Council) are working together on the Babergh and Mid Suffolk Joint Local Plan (JLP). This will consist of two important Development Plan Documents, which include planning policies for the determination of planning applications in the Districts. The Part 1 document (this document, hereafter referred to as ‘the Plan’) will later be followed by a Part 2 Plan.</i></p> <p><u>01.02</u> <i>The Plan area covers Babergh and Mid Suffolk, and the Plan period runs from 2018 to 2037.</i></p> <p><u>01.03</u> <i>The current development planning system was established through the Planning and Compulsory Purchase Act 2004 and subsequent amendments, such as the Localism Act 2011 which introduced Neighbourhood Plans. The national approach to planning policy matters is set out principally in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, but also within documents covering specific topics such as the Marine Policy Statement and Planning Policy for Travellers Sites.</i></p> <p><u>01.04</u> <i>The Plan is set out in the following sections:</i></p> <ol style="list-style-type: none"> <i>I. <u>Section A – Vision, Objectives and Strategic Policies; and</u></i> <i>II. <u>Section B – Non-Strategic Local Policies (Development Management Policies).</u></i> <p><u>01.05</u> <i>Sections A and B of the Plan include policies which address housing, economy, infrastructure, and the environment.</i></p> <p><u>01.06</u> <i>The policies in the Plan form part of the Development Plan for the Districts, replacing most of the saved policies from previous Local Plans and alterations, Core Strategies, and the Stowmarket Area Action Plan. Some policies from the previous Development Plan Documents have been saved, and these remaining saved policies also form part of the Development Plan. A live list of planning policies (including remaining saved policies) is maintained on each Council’s website respectively. Alongside the JLP and saved policies, the Development Plan also consists of any made (adopted) Neighbourhood Plans and the Suffolk Minerals and Waste Local Plan (SMWLP) (2020).</i></p> <p><u>01.07</u> <i>A key element of plan making is to identify an overall housing requirement and ensure that it is delivered by planning policies. However, in Babergh and Mid Suffolk Districts an unusual situation applies where extant planning permissions provide for the vast majority of each District’s housing requirements across the Plan period. Accordingly, the Plan identifies the volume of identified housing supply relative to the housing requirement. The Part 2 Plan will review the identified housing supply against the relevant housing requirement and will make allocations if necessary to sufficiently provide for the housing requirements of the whole Plan period.</i></p> <p><u>01.08</u> <i>In addition to this, the Part 2 Plan, which upon adoption will also form part of the Development Plan, is likely to include the following matters:</i></p> <ul style="list-style-type: none"> <i>• <u>Settlement hierarchy;</u></i> <i>• <u>A spatial distribution for any housing allocations insofar as necessary to provide flexibility to ensure plan period housing requirements can be met;</u></i> <i>• <u>Housing requirement figures for Neighbourhood Plan areas;</u></i> <i>• <u>Settlement boundaries;</u></i> <i>• <u>Open space designations;</u></i> <i>• <u>An assessment of Gypsy, Travellers and Travelling Showpeople needs, and if necessary, allocations to provide for these needs;</u></i> <i>• <u>An assessment of Houseboat Dwellers’ needs, and a relevant development management policy for houseboat dwellers, moorings and marinas;</u></i> <i>• <u>If demonstrated by monitoring to be necessary, mitigation to address the adverse air quality effects of traffic on the integrity of protected habitats sites; and</u></i>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)</p>																																																																																
			<ul style="list-style-type: none"> <u>Any other matters which are appropriately addressed in the Part 2 Plan in the light of the monitoring of the Part 1 Plan and the circumstances at the time.</u> 																																																																																
MM2.	16	03.03 and Key Diagram	03.03 The core features of the Plan area and the general pattern of growth are shown on the key diagram. Modified Key Diagram map to be included in the JLP.																																																																																
MM3.	18	04.01 – 04.04	<p>04.01 <u>Following the adoption of this Plan, the Part 2 Plan will be produced to address the remaining matters listed earlier in this document. In accordance with national planning legislation, the adopted planning policies in <u>Once Babergh and Mid Suffolk planning policies are adopted, in accordance with national planning legislation, Babergh and Mid Suffolk districts</u> they will be kept under review at least every 5 years. A review of the planning policies will consider whether all, or specific parts, of the suite of policies are in need of amendment. For example, in order to update for consistency with relevant national planning policies, where identified local development needs change significantly or where policies are not performing as intended.</u></p> <p>04.02 <i>The Councils will adopt a 'plan, monitor, manage' approach where key information regarding the Plan (such as housing delivery), and other planning document production progress will be reported in the Annual Monitoring Report (AMR). The requirements for the AMR are found in the Town & Country (Local Planning) (England) Regulations (as amended)⁵.</i></p> <p style="padding-left: 40px;">6.3</p> <p>04.03 <i>In order to assess the performance and impacts of the Plan, a monitoring framework of indicators/data will be set out covering housing, economic and environmental issues. Data will include information which the Councils collect themselves as well as key data which is collected and reported on by other key bodies.</i></p> <p>04.04 <i>The following related sections are set out in the Appendices to the Plan</i></p> <p style="padding-left: 40px;"><i>Appendix 01- housing trajectory Appendix 02 – Monitoring framework Appendix 03 – Schedule of superseded policies <u>Appendix 04 – List of Joint Local Plan Policies</u></i></p>																																																																																
MM4.	27	Table 3	<p>Table on page 26 identifying the residual housing requirement of the JLP to be labelled as 'Table 3 – Residual Housing Need over the Plan Period':</p> <p><u>Table 3 – Residual Housing Need over the Plan Period</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 20%; text-align: center;"><i>Local Housing Need Plan requirement (2018 to 2037)</i></th> <th style="width: 20%; text-align: center;"><i>*Outstanding Planning Permissions (dwellings) as at 01/04/2018</i></th> <th style="width: 40%; text-align: center;"><i>Residual requirement (Local Housing Need minus outstanding planning permissions)</i></th> </tr> </thead> <tbody> <tr> <td><i>Babergh</i></td> <td style="text-align: center;"><i>7,904</i></td> <td style="text-align: center;"><i>4,036</i></td> <td style="text-align: center;"><i>3,868</i></td> </tr> <tr> <td><i>Mid Suffolk</i></td> <td style="text-align: center;"><i>10,165</i></td> <td style="text-align: center;"><i>3,831</i></td> <td style="text-align: center;"><i>6,334</i></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>Babergh</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>Mid Suffolk</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>Annual housing need target</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>416</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>535</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>Total local housing need requirement (2018-2037)</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>7,904</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>10,165</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>Completions 2018-2021</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>1,274</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>1,813</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>2021 Committed supply (planning permissions*, sites with resolution to grant subject to Section 106 agreement, Neighbourhood Plan allocations)</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>4,939</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>7,882</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>Windfall</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>500</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>500</u></td> </tr> </tbody> </table>		<i>Local Housing Need Plan requirement (2018 to 2037)</i>	<i>*Outstanding Planning Permissions (dwellings) as at 01/04/2018</i>	<i>Residual requirement (Local Housing Need minus outstanding planning permissions)</i>	<i>Babergh</i>	<i>7,904</i>	<i>4,036</i>	<i>3,868</i>	<i>Mid Suffolk</i>	<i>10,165</i>	<i>3,831</i>	<i>6,334</i>				<u>Babergh</u>				<u>Mid Suffolk</u>				<u>Annual housing need target</u>				<u>416</u>				<u>535</u>				<u>Total local housing need requirement (2018-2037)</u>				<u>7,904</u>				<u>10,165</u>				<u>Completions 2018-2021</u>				<u>1,274</u>				<u>1,813</u>				<u>2021 Committed supply (planning permissions*, sites with resolution to grant subject to Section 106 agreement, Neighbourhood Plan allocations)</u>				<u>4,939</u>				<u>7,882</u>				<u>Windfall</u>				<u>500</u>				<u>500</u>
	<i>Local Housing Need Plan requirement (2018 to 2037)</i>	<i>*Outstanding Planning Permissions (dwellings) as at 01/04/2018</i>	<i>Residual requirement (Local Housing Need minus outstanding planning permissions)</i>																																																																																
<i>Babergh</i>	<i>7,904</i>	<i>4,036</i>	<i>3,868</i>																																																																																
<i>Mid Suffolk</i>	<i>10,165</i>	<i>3,831</i>	<i>6,334</i>																																																																																
			<u>Babergh</u>																																																																																
			<u>Mid Suffolk</u>																																																																																
			<u>Annual housing need target</u>																																																																																
			<u>416</u>																																																																																
			<u>535</u>																																																																																
			<u>Total local housing need requirement (2018-2037)</u>																																																																																
			<u>7,904</u>																																																																																
			<u>10,165</u>																																																																																
			<u>Completions 2018-2021</u>																																																																																
			<u>1,274</u>																																																																																
			<u>1,813</u>																																																																																
			<u>2021 Committed supply (planning permissions*, sites with resolution to grant subject to Section 106 agreement, Neighbourhood Plan allocations)</u>																																																																																
			<u>4,939</u>																																																																																
			<u>7,882</u>																																																																																
			<u>Windfall</u>																																																																																
			<u>500</u>																																																																																
			<u>500</u>																																																																																

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>									
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><u>Total identified housing supply at 2021**</u></td> <td style="width: 25%; text-align: center;"><u>6,713</u></td> <td style="width: 25%; text-align: center;"><u>10,195</u></td> </tr> <tr> <td><u>% of local housing need which is identified housing supply at 2021</u></td> <td style="text-align: center;"><u>85%</u></td> <td style="text-align: center;"><u>100%</u></td> </tr> <tr> <td><u>2018-2037 Shortfall (if any) to be addressed in Part 2 Plan.</u></td> <td style="text-align: center;"><u>1,191</u></td> <td style="text-align: center;"><u>0</u></td> </tr> </table> <p>* Major sites with significant delivery uncertainty have been discounted ** <u>This total identified housing supply is not the supply of 'deliverable' housing land which is formally identified within the Councils 5 Year Housing Land Supply Assessments.</u></p> <p><u>The performance of the new housing delivery will be carefully tracked through the proposals set out in the Monitoring Framework within this Plan. Notwithstanding the identified Shortfall in this table, the Part 2 Joint Local Plan document (and associated policies map alterations) will review the need for new housing allocations insofar as they are necessary to provide flexibility and ensure that the Plan period housing requirement (in each district) can be met.</u></p>	<u>Total identified housing supply at 2021**</u>	<u>6,713</u>	<u>10,195</u>	<u>% of local housing need which is identified housing supply at 2021</u>	<u>85%</u>	<u>100%</u>	<u>2018-2037 Shortfall (if any) to be addressed in Part 2 Plan.</u>	<u>1,191</u>	<u>0</u>
<u>Total identified housing supply at 2021**</u>	<u>6,713</u>	<u>10,195</u>										
<u>% of local housing need which is identified housing supply at 2021</u>	<u>85%</u>	<u>100%</u>										
<u>2018-2037 Shortfall (if any) to be addressed in Part 2 Plan.</u>	<u>1,191</u>	<u>0</u>										
MM5a	27	06.09	<p>— 06.09 06.08 In addition to ensuring that enough new housing is being delivered, it is important to ensure that the right mix, type and size of tenure, size and type of new housing is delivered. This will provide a wide choice of homes and contribute towards sustaining mixed communities and demographics. The most up to date Strategic Housing Market Assessment (SHMA) will provide conclusions on the size of property needed in each tenure for the Districts as a whole. Currently, the SHMA (January 2019) provides the most up to date evidence on the each District-wide needs for the tenure and size mix and type of housing across the Districts over the plan period (Tables 4a and 4b). This demonstrates that the greatest need is for two, three and four-bedroom accommodation. If appropriate new evidence for each District is produced on the mix of tenure and size of housing required during the pPlan period, this will be made available on the Councils' websites in due course. In addition to the District-wide SHMA, local housing needs surveys may give a more localised view on the type and size of new housing required. The appropriate tenure mix of housing development is set out in the relevant affordable housing policies of the Plan.</p> <p style="text-align: center;">New paragraph after 06.09</p> <p><u>In addition to SHMA evidence for each District, communities may also produce their own up to date robust local housing needs surveys which may give a more localised view on the tenure, size and type (eg house, bungalow, flat etc) of new housing required. Adopted Neighbourhood Plans may also set out an approach to help influence the mix of housing tenure, size and type specific to the local area so long as it is in general conformity with policies SP01 and SP02 of this Plan.</u></p>									
MM5.	28	Policy SP01	<p style="text-align: center;"><i>Policy SP01 – Housing Needs</i></p> <p>1. Across the Plan area, the mix, type and size of the new housing development will be expected to reflect established needs in the most relevant district needs assessment, or any local housing needs surveys where relevant.</p> <p>Babergh: 2.1. In Babergh District the Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district over the pPlan period. (2018 – 2037).</p> <p>Mid-Suffolk: 3.2. In Mid Suffolk District the Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid-Suffolk district over the pPlan period (2018 – 2037).</p> <p><u>3. Across the Plan area the mix of tenure, size and type of new housing development should be informed by the relevant District needs assessment, or any local housing needs surveys where relevant.</u></p>									

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																										
MM6.	29	07.03 – 07.09, including Babergh AH mix table and Mid Suffolk AH mix table	<p>07.03 High house prices across Babergh and Mid Suffolk Districts mean that it is difficult for people to purchase or rent a house on the open market. The evidence based SHMA (January 2019) establishes Babergh and Mid Suffolk are within the Ipswich Housing Market Area (HMA). The 2014 based local housing need identifies the overall affordable housing requirement over the plan period is as follows:</p> <p><u>Babergh District¹¹</u></p> <p>07.04 The demographic projections identify there is estimated to be a total of 47,198 households that will be resident in Babergh in 2036. This is 1,203 more than the previous SHMA evidence of September 2017. The household type breakdown is as follows: one person 30.3%, Couple with no children 35.1%, Couple with child/children 20.0%, Lone parent 8.1% and other¹² 6.4%. The figures indicate that the number of 'other' households are expected to increase the most in Babergh (albeit from a low base), followed by lone parent households. The number of couples with children is projected to remain largely unchanged.</p> <p>07.05 For Babergh, the overall profile of affordable housing appropriate to meet the population over the plan period derived from Local Housing Need is: 13.3% of housing to be Affordable Rented and 13.5% affordable home ownership (of which 6.8% could be Shared Ownership and 6.7% Starter Homes demand rather than requirement¹³) reflecting the mix of housing that would best address the needs of the local population. However, this does not take into account the funding that will be available to help provide subsidised housing, and government policy on the level of funding fluctuates within the national spending review process.</p> <p>07.06 The table below shows the tenure & size profile required in Babergh.</p> <table border="1" data-bbox="825 909 1976 1654"> <thead> <tr> <th colspan="6">Babergh Affordable Housing Mix (tenure & size) 2018 – 2036</th> </tr> <tr> <th>Tenure & size</th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4 or more bed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Shared ownership</td> <td>134 (26.4%)</td> <td>165 (32.6%)</td> <td>156 (30.9%)</td> <td>51 (10.1%)</td> <td>506</td> </tr> <tr> <td>Social rent & Affordable rent</td> <td>271 (27.6%)</td> <td>228 (23.2%)</td> <td>225 (22.9%)</td> <td>259 (26.4%)</td> <td>984</td> </tr> <tr> <td>Discount home ownership & starter homes (demand)</td> <td>106 (21.3%)</td> <td>173 (34.8%)</td> <td>145 (29.2%)</td> <td>72 (14.5%)</td> <td>496</td> </tr> <tr> <td>Total</td> <td>511</td> <td>566</td> <td>526</td> <td>382</td> <td>1986</td> </tr> <tr> <td>Total per annum</td> <td>28</td> <td>32</td> <td>29</td> <td>21</td> <td>110</td> </tr> </tbody> </table> <p>Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% due to rounding.</p> <p><u>Mid Suffolk District¹⁴</u></p> <p>07.07 The demographic projections identify there is estimated to be a total of 53,855 households that will be resident in Mid Suffolk in 2036. This is 2,355 more than the previous SHMA evidence of September 2017. The household type breakdown is as follows: one person 27.6%, Couple with no children 37.4%, Couple with child/children 21.9%, Lone parent 8.3% and other¹⁵ 4.8%. The figures indicate that the number of lone parent households are expected to increase the most in Mid Suffolk, followed by 'other' households. Couples with children are projected to record the smallest rise.</p>	Babergh Affordable Housing Mix (tenure & size) 2018 – 2036						Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total	Shared ownership	134 (26.4%)	165 (32.6%)	156 (30.9%)	51 (10.1%)	506	Social rent & Affordable rent	271 (27.6%)	228 (23.2%)	225 (22.9%)	259 (26.4%)	984	Discount home ownership & starter homes (demand)	106 (21.3%)	173 (34.8%)	145 (29.2%)	72 (14.5%)	496	Total	511	566	526	382	1986	Total per annum	28	32	29	21	110
Babergh Affordable Housing Mix (tenure & size) 2018 – 2036																																													
Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total																																								
Shared ownership	134 (26.4%)	165 (32.6%)	156 (30.9%)	51 (10.1%)	506																																								
Social rent & Affordable rent	271 (27.6%)	228 (23.2%)	225 (22.9%)	259 (26.4%)	984																																								
Discount home ownership & starter homes (demand)	106 (21.3%)	173 (34.8%)	145 (29.2%)	72 (14.5%)	496																																								
Total	511	566	526	382	1986																																								
Total per annum	28	32	29	21	110																																								

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																										
			<p>07.08 For Mid Suffolk the overall profile of affordable housing appropriate to meet the population over the plan period derived from Local Housing Need is: 12.7% of housing to be Affordable Rented and 10.0% affordable home ownership (of which 5.8% could be Shared Ownership and 4.2% Starter Homes demand rather than requirement¹⁶) reflects the mix of housing that would best address the needs of the local population. But this does not take into account the funding that will be available to help provide subsidised housing, and government policy on the level of funding fluctuates with the national spending review process.</p> <p>07.09 The table below shows the tenure & size profile required in Mid Suffolk..</p> <table border="1" data-bbox="825 655 1973 1402"> <thead> <tr> <th colspan="6">Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036</th> </tr> <tr> <th><i>Tenure & size</i></th> <th><i>1 bed</i></th> <th><i>2 bed</i></th> <th><i>3 bed</i></th> <th><i>4 or more bed</i></th> <th><i>Total</i></th> </tr> </thead> <tbody> <tr> <td><i>Shared ownership</i></td> <td><i>147 (25.2%)</i></td> <td><i>187 (32.1%)</i></td> <td><i>148 (25.4%)</i></td> <td><i>100 (17.2%)</i></td> <td><i>583</i></td> </tr> <tr> <td><i>Social rent & Affordable rent</i></td> <td><i>289 (22.4%)</i></td> <td><i>361 (28.0%)</i></td> <td><i>303 (23.5%)</i></td> <td><i>335 (26.0%)</i></td> <td><i>1,288</i></td> </tr> <tr> <td><i>Discount home ownership & starter homes (demand)</i></td> <td><i>97 (22.5%)</i></td> <td><i>143 (33.2%)</i></td> <td><i>131 (30.4%)</i></td> <td><i>59 (13.7%)</i></td> <td><i>430</i></td> </tr> <tr> <td><i>Total</i></td> <td><i>533</i></td> <td><i>691</i></td> <td><i>582</i></td> <td><i>494</i></td> <td><i>2301</i></td> </tr> <tr> <td><i>Total per annum</i></td> <td><i>30</i></td> <td><i>38</i></td> <td><i>32</i></td> <td><i>27</i></td> <td><i>127</i></td> </tr> </tbody> </table> <p>Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% due to rounding.</p> <p>New paragraphs and tables replacing 07.03 to 07.09 and AH mix tables:</p> <p><u>The LPAs will use planning obligations or legal agreements to secure and deliver affordable housing, to ensure units are kept within the definition of affordable housing and will be available to successive occupiers. There are a number of reasons why affordable housing dwellings may be lost, for example: a tenant’s statutory acquisition of a rented dwelling, shared ownership staircasing to 100% or discharge of the charge on a shared-equity dwelling. In all cases the Councils expect the dwelling to be replaced within the respective District, or any receipts arising from the disposal of the dwelling to be recycled to provide further affordable housing in the respective District, whenever possible.</u></p> <p><u>As set out in the First Homes Written Ministerial Statement of 24 May 2021, Local Plans and Neighbourhood Plans that have reached advanced stages of preparation will benefit from transitional arrangements. Local Plans and Neighbourhood Plans submitted for examination before 28 June 2021, or that have reached publication stage by 28 June 2021 and subsequently submitted for examination by 28 December 2021, will not be required to reflect the First Homes policy requirement. The Plan (Part 1) qualified under the national transitional requirements and so does not reflect the First Homes policy requirement. However, the Councils will address the requirements to reflect the First Homes policy under the future Part 2 Plan.</u></p>	Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036						<i>Tenure & size</i>	<i>1 bed</i>	<i>2 bed</i>	<i>3 bed</i>	<i>4 or more bed</i>	<i>Total</i>	<i>Shared ownership</i>	<i>147 (25.2%)</i>	<i>187 (32.1%)</i>	<i>148 (25.4%)</i>	<i>100 (17.2%)</i>	<i>583</i>	<i>Social rent & Affordable rent</i>	<i>289 (22.4%)</i>	<i>361 (28.0%)</i>	<i>303 (23.5%)</i>	<i>335 (26.0%)</i>	<i>1,288</i>	<i>Discount home ownership & starter homes (demand)</i>	<i>97 (22.5%)</i>	<i>143 (33.2%)</i>	<i>131 (30.4%)</i>	<i>59 (13.7%)</i>	<i>430</i>	<i>Total</i>	<i>533</i>	<i>691</i>	<i>582</i>	<i>494</i>	<i>2301</i>	<i>Total per annum</i>	<i>30</i>	<i>38</i>	<i>32</i>	<i>27</i>	<i>127</i>
Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036																																													
<i>Tenure & size</i>	<i>1 bed</i>	<i>2 bed</i>	<i>3 bed</i>	<i>4 or more bed</i>	<i>Total</i>																																								
<i>Shared ownership</i>	<i>147 (25.2%)</i>	<i>187 (32.1%)</i>	<i>148 (25.4%)</i>	<i>100 (17.2%)</i>	<i>583</i>																																								
<i>Social rent & Affordable rent</i>	<i>289 (22.4%)</i>	<i>361 (28.0%)</i>	<i>303 (23.5%)</i>	<i>335 (26.0%)</i>	<i>1,288</i>																																								
<i>Discount home ownership & starter homes (demand)</i>	<i>97 (22.5%)</i>	<i>143 (33.2%)</i>	<i>131 (30.4%)</i>	<i>59 (13.7%)</i>	<i>430</i>																																								
<i>Total</i>	<i>533</i>	<i>691</i>	<i>582</i>	<i>494</i>	<i>2301</i>																																								
<i>Total per annum</i>	<i>30</i>	<i>38</i>	<i>32</i>	<i>27</i>	<i>127</i>																																								

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																																																		
			<p><u>For Babergh, the overall profile of affordable housing appropriate to meet the population over the Plan period derived from Local Housing Need is: 26.8%¹⁰. Not every development will deliver affordable housing, therefore the policy requirement will need to exceed this in order to deliver this need.</u></p> <p><u>Table 4a Babergh Affordable Housing Mix (tenure & size) 2018 – 2036</u></p> <table border="1"> <thead> <tr> <th><u>Tenure & size</u></th> <th><u>1 bed</u></th> <th><u>2 bed</u></th> <th><u>3 bed</u></th> <th><u>4 or more bed</u></th> <th><u>Total by tenure</u></th> </tr> </thead> <tbody> <tr> <td><u>Shared ownership</u></td> <td><u>134 (26.4%)</u></td> <td><u>165 (32.6%)</u></td> <td><u>156 (30.9%)</u></td> <td><u>51 (10.1%)</u></td> <td><u>506 (25.4%)</u></td> </tr> <tr> <td><u>Social rent & Affordable rent</u></td> <td><u>271 (27.6%)</u></td> <td><u>228 (23.2%)</u></td> <td><u>225 (22.9%)</u></td> <td><u>259 (26.4%)</u></td> <td><u>984 (49.5%)</u></td> </tr> <tr> <td><u>Discount home ownership & starter homes (demand)</u></td> <td><u>106 (21.3%)</u></td> <td><u>173 (34.8%)</u></td> <td><u>145 (29.2%)</u></td> <td><u>72 (14.5%)</u></td> <td><u>496 (24.9%)</u></td> </tr> <tr> <td><u>Total by size</u></td> <td><u>511</u></td> <td><u>566</u></td> <td><u>526</u></td> <td><u>382</u></td> <td><u>1,986</u></td> </tr> <tr> <td><u>Total per annum</u></td> <td><u>28</u></td> <td><u>32</u></td> <td><u>29</u></td> <td><u>21</u></td> <td><u>110</u></td> </tr> </tbody> </table> <p><u>Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% and total numbers may differ due to rounding.</u></p> <p><u>For Mid Suffolk, the overall profile of affordable housing appropriate to meet the population over the Plan period derived from Local Housing Need is: 22.7%¹¹. Not every development will deliver affordable housing, therefore the policy requirement will need to exceed this in order to deliver this need.</u></p> <p><u>Table 4b Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036</u></p> <table border="1"> <thead> <tr> <th><u>Tenure & size</u></th> <th><u>1 bed</u></th> <th><u>2 bed</u></th> <th><u>3 bed</u></th> <th><u>4 or more bed</u></th> <th><u>Total by tenure</u></th> </tr> </thead> <tbody> <tr> <td><u>Shared ownership</u></td> <td><u>147 (25.2%)</u></td> <td><u>187 (32.1%)</u></td> <td><u>148 (25.4%)</u></td> <td><u>100 (17.2%)</u></td> <td><u>583 (25.3%)</u></td> </tr> <tr> <td><u>Social rent & Affordable rent</u></td> <td><u>289 (22.4%)</u></td> <td><u>361 (28.0%)</u></td> <td><u>303 (23.5%)</u></td> <td><u>335 (26.0%)</u></td> <td><u>1,288 (55.9%)</u></td> </tr> <tr> <td><u>Discount home ownership & starter homes (demand)</u></td> <td><u>97 (22.5%)</u></td> <td><u>143 (33.2%)</u></td> <td><u>131 (30.4%)</u></td> <td><u>59 (13.7%)</u></td> <td><u>430 (18.6%)</u></td> </tr> <tr> <td><u>Total by size</u></td> <td><u>533</u></td> <td><u>691</u></td> <td><u>582</u></td> <td><u>494</u></td> <td><u>2,301</u></td> </tr> </tbody> </table>	<u>Tenure & size</u>	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 or more bed</u>	<u>Total by tenure</u>	<u>Shared ownership</u>	<u>134 (26.4%)</u>	<u>165 (32.6%)</u>	<u>156 (30.9%)</u>	<u>51 (10.1%)</u>	<u>506 (25.4%)</u>	<u>Social rent & Affordable rent</u>	<u>271 (27.6%)</u>	<u>228 (23.2%)</u>	<u>225 (22.9%)</u>	<u>259 (26.4%)</u>	<u>984 (49.5%)</u>	<u>Discount home ownership & starter homes (demand)</u>	<u>106 (21.3%)</u>	<u>173 (34.8%)</u>	<u>145 (29.2%)</u>	<u>72 (14.5%)</u>	<u>496 (24.9%)</u>	<u>Total by size</u>	<u>511</u>	<u>566</u>	<u>526</u>	<u>382</u>	<u>1,986</u>	<u>Total per annum</u>	<u>28</u>	<u>32</u>	<u>29</u>	<u>21</u>	<u>110</u>	<u>Tenure & size</u>	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 or more bed</u>	<u>Total by tenure</u>	<u>Shared ownership</u>	<u>147 (25.2%)</u>	<u>187 (32.1%)</u>	<u>148 (25.4%)</u>	<u>100 (17.2%)</u>	<u>583 (25.3%)</u>	<u>Social rent & Affordable rent</u>	<u>289 (22.4%)</u>	<u>361 (28.0%)</u>	<u>303 (23.5%)</u>	<u>335 (26.0%)</u>	<u>1,288 (55.9%)</u>	<u>Discount home ownership & starter homes (demand)</u>	<u>97 (22.5%)</u>	<u>143 (33.2%)</u>	<u>131 (30.4%)</u>	<u>59 (13.7%)</u>	<u>430 (18.6%)</u>	<u>Total by size</u>	<u>533</u>	<u>691</u>	<u>582</u>	<u>494</u>	<u>2,301</u>
<u>Tenure & size</u>	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 or more bed</u>	<u>Total by tenure</u>																																																																
<u>Shared ownership</u>	<u>134 (26.4%)</u>	<u>165 (32.6%)</u>	<u>156 (30.9%)</u>	<u>51 (10.1%)</u>	<u>506 (25.4%)</u>																																																																
<u>Social rent & Affordable rent</u>	<u>271 (27.6%)</u>	<u>228 (23.2%)</u>	<u>225 (22.9%)</u>	<u>259 (26.4%)</u>	<u>984 (49.5%)</u>																																																																
<u>Discount home ownership & starter homes (demand)</u>	<u>106 (21.3%)</u>	<u>173 (34.8%)</u>	<u>145 (29.2%)</u>	<u>72 (14.5%)</u>	<u>496 (24.9%)</u>																																																																
<u>Total by size</u>	<u>511</u>	<u>566</u>	<u>526</u>	<u>382</u>	<u>1,986</u>																																																																
<u>Total per annum</u>	<u>28</u>	<u>32</u>	<u>29</u>	<u>21</u>	<u>110</u>																																																																
<u>Tenure & size</u>	<u>1 bed</u>	<u>2 bed</u>	<u>3 bed</u>	<u>4 or more bed</u>	<u>Total by tenure</u>																																																																
<u>Shared ownership</u>	<u>147 (25.2%)</u>	<u>187 (32.1%)</u>	<u>148 (25.4%)</u>	<u>100 (17.2%)</u>	<u>583 (25.3%)</u>																																																																
<u>Social rent & Affordable rent</u>	<u>289 (22.4%)</u>	<u>361 (28.0%)</u>	<u>303 (23.5%)</u>	<u>335 (26.0%)</u>	<u>1,288 (55.9%)</u>																																																																
<u>Discount home ownership & starter homes (demand)</u>	<u>97 (22.5%)</u>	<u>143 (33.2%)</u>	<u>131 (30.4%)</u>	<u>59 (13.7%)</u>	<u>430 (18.6%)</u>																																																																
<u>Total by size</u>	<u>533</u>	<u>691</u>	<u>582</u>	<u>494</u>	<u>2,301</u>																																																																

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)</p>						
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"><u>Total per annum</u></td> <td style="width: 15%; text-align: center;"><u>30</u></td> <td style="width: 15%; text-align: center;"><u>38</u></td> <td style="width: 15%; text-align: center;"><u>32</u></td> <td style="width: 15%; text-align: center;"><u>27</u></td> <td style="width: 15%; text-align: center;"><u>127</u></td> </tr> </table> <p><u>Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% and total numbers may differ due to rounding.</u></p>	<u>Total per annum</u>	<u>30</u>	<u>38</u>	<u>32</u>	<u>27</u>	<u>127</u>
<u>Total per annum</u>	<u>30</u>	<u>38</u>	<u>32</u>	<u>27</u>	<u>127</u>				
MM7.	31	07.11	<p>07.11 Development appraisals must include details of the proposed scheme including site area, residential unit numbers, number of habitable rooms, unit size, density and the split between the proposed tenures. Floorspace figures must also be provided for residential uses (gross internal area) by tenure, and non-residential uses in gross internal area (GIA) and net internal area (NIA). Information should be provided relating to the target market of the development and proposed specification, which should be consistent with assumed costs and values. Details of the assumed development programme and the timing of costs and income inputs should be provided.</p> <p>New paragraphs to be inserted after paragraph 07.11:</p> <p><u>The Councils acknowledge the role that discount home ownership including First Homes and starter homes can play in meeting housing needs, however the Councils' will seek shared ownership and social / affordable rent provision in the first instance.</u></p> <p><u>Currently the SHMA provides the most up to date evidence on the District-wide needs for the mix of tenure and size of housing over the Plan period. In addition, communities may also produce their own up to date robust local housing needs surveys which may give a more localised view on the tenure, size and type (eg house, bungalow, flat) of new housing required. Adopted Neighbourhood Plans may also set out an approach to help influence the mix of housing tenure, size and type specific to the local area, so long as it is in general conformity with policies SP01 and SP02 of this Plan. Regard will also be had to evidence supporting specific planning applications which convincingly demonstrates the required mix of tenure, size and/or type of housing required in the area.</u></p> <p><u>In exceptional circumstances¹³, the Councils may agree to alter the requirements for affordable housing for viability reasons to ensure that development can be brought forward, and overall housing delivery is not compromised. This would need to be convincingly demonstrated to the relevant Council through a comprehensive viability assessment. However, the tenure of affordable housing should be first adjusted to secure viability and best meet the housing needs before any adjustments to the size and/or type, or as a final step, a reduction of overall affordable housing provision is considered.</u></p>						
MM8.	32	Policy SP02	<p><i>Policy SP02 – Affordable Housing</i></p> <ol style="list-style-type: none"> 1. A contribution of 35% affordable housing¹⁸ will be required on sites of ten or more dwellings or 0.5ha or more. <u>The Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 2,096 affordable homes in Babergh and 2,428 affordable homes in Mid Suffolk up to 2037.</u> 6.1 2. Proposals which provide a greater amount of affordable housing than that set out above will also be permitted, subject to the relevant Plan and Neighbourhood Plan policies. <u>On sites of ten or more dwellings or 0.5ha or more, a contribution of 35% affordable housing will be required on greenfield sites. For brownfield sites a contribution of 25% affordable housing will be required.</u> 6.2 3. The Plan will assist to deliver 2,096 affordable dwellings in Babergh and 2,428 affordable dwellings in Mid Suffolk up to 2037. <u>Proposals which provide a greater amount of affordable housing than that set out above will also be permitted, subject to the relevant Plan and Neighbourhood Plan policies.</u> 6.3 4. Proposals for new affordable housing will be expected to have regard to the mix and type of housing needs identified in the most relevant district needs assessment, evidence supported by the Council. <u>The mix of tenure, size and type of new affordable housing development should be informed by the relevant district needs assessment, any local housing needs survey and other relevant supporting evidence.</u> <i>In exceptional circumstances, where it is evidenced and justified convincingly demonstrated, and the Councils is satisfied that the required provision of affordable housing is not viable, the relevant Council may agree to vary the requirement.</i> For affordable housing. An agreed viability assessment format will be required to demonstrate this. 6.4 						

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p><u>5. The Councils will expect affordable housing provision to be met on-site unless:</u> <u>a. Off-site provision or an appropriate financial contribution in lieu can be robustly justified; and</u> <u>b. the agreed approach contributes to the objective of creating mixed and balanced communities.</u> 6.5 <u>6. Affordable housing must be well-designed and where other types of housing are delivered it must be integrated within the development.</u> 6.6 <u>7. Development proposals must avoid artificial or contrived subdivision of a landholding in related ownership to circumvent requirements.</u></p>
MM9.	33	08.02 – 08.04	<p>08.02 The Babergh and Mid Suffolk Ipswich fringe areas have historically been strategic designations, as growth areas in recognition of the cross-boundary influence of the county town of Ipswich as a regional service centre. This strategic area will remain in the Babergh and Mid Suffolk Joint Local Plan. Similarly, settlements previously identified as Urban Areas and Market Towns in the previous adopted development plans, will continue to be identified as such. This is in recognition of the significant service and facility provision they make to the wider catchment area.</p> <p>08.03 A weighted scoring system has been used to indicate the relative sustainability of villages, by identifying Core Villages, Hinterland Villages and Hamlets Villages. Due to the dispersed nature of some settlements in Babergh and Mid Suffolk, the settlement hierarchy assesses the sustainability of settlements themselves, rather than the wider parish. Settlements that do not have ten or more well-related dwellings have not been identified in the settlement hierarchy. Such settlements are addressed in the Hamlets and Clusters of Development in the Countryside policy.</p> <p>08.04 Each category of settlements will be required to contribute towards the future growth of the Districts. It is important that development is proportionate to the provision of services and facilities within those settlements, and as such, the Ipswich Fringe, Market Towns/Urban Areas and Core Villages categories will take the largest levels of growth. The settlement hierarchy needs to be considered in combination with the Spatial Distribution. However, all settlements within each category are not equal, and there will be some variance in levels of growth dependent upon a number of factors, including the availability of suitable development sites, infrastructure capacity and considerations of the built and natural environment.</p> <p>New paragraph to be inserted after 08.01:</p> <p><u>The existing settlement boundaries have been in place for some time and are well-understood by local communities, landowners, and developers. Whilst many of the extant planning permissions for new housing development are outside these boundaries, this will not prevent them coming forward. A review of settlement boundaries on a comprehensive and consistent basis is a substantial undertaking and to carry out such work at the present time would be likely to significantly delay the adoption of the Plan (Part 1). The settlement boundaries will be reviewed as part of the Part 2 Plan but for at least the short-medium term it is considered that the existing boundaries, applied through policy SP03, will be likely to enable the Districts' development needs to be met whilst also recognising the intrinsic character of the countryside.</u></p>
MM10.	34	Policy SP03	<p>— Policy SP03 — Settlement Hierarchy</p> <p>1. In all cases the scale and location of development will depend upon the role of settlements within the settlement hierarchy defined in Table 2 and Table 3, the spatial distribution, the capacity of existing physical and social infrastructure or new/enhanced infrastructure, as well as having regard to the natural, built and historic environment. Development which would lead to visual or physical coalescence of settlements will not be supported.</p> <p>2. Ipswich Fringe settlements, Market Towns/Urban Areas and Core Villages will act as a focus for development, which will be delivered through site allocations in the Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies.</p> <p>3. Settlement boundaries have been created as defined on the Policies Map in order to demonstrate the extent of land which is required to meet the development needs of the Plan. New allocations are included within the defined settlement boundaries. The principle of development is established within settlement boundaries, subject to the other policies in the Plan. Outside of the defined boundaries in isolated locations development will only be permitted in exceptional circumstances.</p> <p>4. Development within settlement boundaries will be permitted where:</p> <p>a) Design is sympathetic to its surrounding and demonstrates high quality design by having regard to the relevant policies of the Plan;</p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>																								
			<p>b) A high standard of hard and soft landscaping, appropriate for the location is used; c) Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and d) The cumulative impact of proposals will be a material consideration.</p> <p><u><i>Policy SP03 – The sustainable location of new development</i></u></p> <p><u>1. New housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with the relevant policies of the Plan or Neighbourhood Plans and any allocations which are made in the forthcoming Part 2 Plan.</u></p> <p><u>2. Settlement boundaries are defined on the Policies Map. These boundaries were established in earlier Local Plans and Core Strategies and have not been reviewed as part of the Plan but are carried forward without change at the present time. The principle of development is established within settlement boundaries in accordance with the relevant policies of this Plan. Outside of the settlement boundaries, development will normally only be permitted where:</u></p> <p style="margin-left: 20px;">6.1 6.2 <u>(a) the site is allocated for development, or</u> 6.3 <u>(b) it is in accordance with a made Neighbourhood Plan, or</u> 6.4 <u>(c) it is in accordance with one of the policies of this plan listed in Table 5; or</u> 6.5 <u>(d) it is in accordance paragraph 80 of the NPPF (2021).</u></p> <p><u>3. Settlement boundaries will be reviewed, and if necessary revised, as part of the preparation of the Part 2 Plan.</u></p>																								
MM10a.	34	New Table 5 added	<p><u>Insert: Table 5</u></p> <table border="1" data-bbox="825 1104 1947 1902"> <thead> <tr> <th colspan="2" data-bbox="825 1104 1947 1167"><u>Table 5 – Policies permitting development outside settlement boundaries, subject to the development’s accordance with the other relevant policies of the Plan</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="825 1171 1062 1234"><u>SP04 (1)</u></td> <td data-bbox="1068 1171 1947 1234"><u>development of sites for Gypsies and Travellers and Travelling Showpeople</u></td> </tr> <tr> <td data-bbox="825 1239 1062 1302"><u>SP05 (1, 2 and 5)</u></td> <td data-bbox="1068 1239 1947 1302"><u>development on strategic employment sites, at Brantham and along strategic transport corridors</u></td> </tr> <tr> <td data-bbox="825 1327 1062 1390"><u>SP07 (1 and 2)</u></td> <td data-bbox="1068 1327 1947 1390"><u>sustainable tourism development where it accords with LP12 (2)</u></td> </tr> <tr> <td data-bbox="825 1394 1062 1457"><u>SP08 (1)</u></td> <td data-bbox="1068 1394 1947 1457"><u>development enabling the delivery of key strategic infrastructure projects</u></td> </tr> <tr> <td data-bbox="825 1482 1062 1545"><u>LP01 (1)</u></td> <td data-bbox="1068 1482 1947 1545"><u>infill housing development</u></td> </tr> <tr> <td data-bbox="825 1549 1062 1612"><u>LP02 (1)</u></td> <td data-bbox="1068 1549 1947 1612"><u>residential annexes</u></td> </tr> <tr> <td data-bbox="825 1617 1062 1680"><u>LP03 (1)</u></td> <td data-bbox="1068 1617 1947 1680"><u>residential extensions and conversions</u></td> </tr> <tr> <td data-bbox="825 1684 1062 1747"><u>LP04 (1 and 2)</u></td> <td data-bbox="1068 1684 1947 1747"><u>replacement dwellings and conversions</u></td> </tr> <tr> <td data-bbox="825 1751 1062 1814"><u>LP05 (1)</u></td> <td data-bbox="1068 1751 1947 1814"><u>rural worker dwellings</u></td> </tr> <tr> <td data-bbox="825 1818 1062 1881"><u>LP07 (1 and 2)</u></td> <td data-bbox="1068 1818 1947 1881"><u>community-led housing and rural exception site housing</u></td> </tr> <tr> <td data-bbox="825 1885 1062 1902"><u>LP09 (2)</u></td> <td data-bbox="1068 1885 1947 1902"><u>change of use to small scale employment development</u></td> </tr> </tbody> </table>	<u>Table 5 – Policies permitting development outside settlement boundaries, subject to the development’s accordance with the other relevant policies of the Plan</u>		<u>SP04 (1)</u>	<u>development of sites for Gypsies and Travellers and Travelling Showpeople</u>	<u>SP05 (1, 2 and 5)</u>	<u>development on strategic employment sites, at Brantham and along strategic transport corridors</u>	<u>SP07 (1 and 2)</u>	<u>sustainable tourism development where it accords with LP12 (2)</u>	<u>SP08 (1)</u>	<u>development enabling the delivery of key strategic infrastructure projects</u>	<u>LP01 (1)</u>	<u>infill housing development</u>	<u>LP02 (1)</u>	<u>residential annexes</u>	<u>LP03 (1)</u>	<u>residential extensions and conversions</u>	<u>LP04 (1 and 2)</u>	<u>replacement dwellings and conversions</u>	<u>LP05 (1)</u>	<u>rural worker dwellings</u>	<u>LP07 (1 and 2)</u>	<u>community-led housing and rural exception site housing</u>	<u>LP09 (2)</u>	<u>change of use to small scale employment development</u>
<u>Table 5 – Policies permitting development outside settlement boundaries, subject to the development’s accordance with the other relevant policies of the Plan</u>																											
<u>SP04 (1)</u>	<u>development of sites for Gypsies and Travellers and Travelling Showpeople</u>																										
<u>SP05 (1, 2 and 5)</u>	<u>development on strategic employment sites, at Brantham and along strategic transport corridors</u>																										
<u>SP07 (1 and 2)</u>	<u>sustainable tourism development where it accords with LP12 (2)</u>																										
<u>SP08 (1)</u>	<u>development enabling the delivery of key strategic infrastructure projects</u>																										
<u>LP01 (1)</u>	<u>infill housing development</u>																										
<u>LP02 (1)</u>	<u>residential annexes</u>																										
<u>LP03 (1)</u>	<u>residential extensions and conversions</u>																										
<u>LP04 (1 and 2)</u>	<u>replacement dwellings and conversions</u>																										
<u>LP05 (1)</u>	<u>rural worker dwellings</u>																										
<u>LP07 (1 and 2)</u>	<u>community-led housing and rural exception site housing</u>																										
<u>LP09 (2)</u>	<u>change of use to small scale employment development</u>																										

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																						
			<table border="1"> <tr> <td><u>LP10 (2)</u></td> <td><u>change from employment use</u></td> </tr> <tr> <td><u>LP12 (2)</u></td> <td><u>tourism and leisure development</u></td> </tr> <tr> <td><u>LP13 (1 and 4)</u></td> <td><u>tourist accommodation and removal of holiday occupancy conditions</u></td> </tr> <tr> <td><u>LP14 (1)</u></td> <td><u>intensive livestock and poultry farming, subject to LP14 (2)</u></td> </tr> <tr> <td><u>LP19 (3a)</u></td> <td><u>re-use /redevelopment of a heritage asset</u></td> </tr> <tr> <td><u>LP20 (1)</u></td> <td><u>change of use of land for equestrian purposes or other similar animal-based uses</u></td> </tr> <tr> <td><u>LP21 (1)</u></td> <td><u>change of use of agricultural land to residential garden</u></td> </tr> <tr> <td><u>LP22 (1)</u></td> <td><u>new agricultural buildings where there is demonstrable evidence to justify the need for them</u></td> </tr> <tr> <td><u>LP25 (1)</u></td> <td><u>sources, storage and distribution of energy</u></td> </tr> <tr> <td><u>LP28 (1a)</u></td> <td><u>new accessible local services and community facilities where in accordance with LP28 (1b)</u></td> </tr> <tr> <td><u>LP31(3)</u></td> <td><u>new health or education facilities</u></td> </tr> </table>	<u>LP10 (2)</u>	<u>change from employment use</u>	<u>LP12 (2)</u>	<u>tourism and leisure development</u>	<u>LP13 (1 and 4)</u>	<u>tourist accommodation and removal of holiday occupancy conditions</u>	<u>LP14 (1)</u>	<u>intensive livestock and poultry farming, subject to LP14 (2)</u>	<u>LP19 (3a)</u>	<u>re-use /redevelopment of a heritage asset</u>	<u>LP20 (1)</u>	<u>change of use of land for equestrian purposes or other similar animal-based uses</u>	<u>LP21 (1)</u>	<u>change of use of agricultural land to residential garden</u>	<u>LP22 (1)</u>	<u>new agricultural buildings where there is demonstrable evidence to justify the need for them</u>	<u>LP25 (1)</u>	<u>sources, storage and distribution of energy</u>	<u>LP28 (1a)</u>	<u>new accessible local services and community facilities where in accordance with LP28 (1b)</u>	<u>LP31(3)</u>	<u>new health or education facilities</u>
<u>LP10 (2)</u>	<u>change from employment use</u>																								
<u>LP12 (2)</u>	<u>tourism and leisure development</u>																								
<u>LP13 (1 and 4)</u>	<u>tourist accommodation and removal of holiday occupancy conditions</u>																								
<u>LP14 (1)</u>	<u>intensive livestock and poultry farming, subject to LP14 (2)</u>																								
<u>LP19 (3a)</u>	<u>re-use /redevelopment of a heritage asset</u>																								
<u>LP20 (1)</u>	<u>change of use of land for equestrian purposes or other similar animal-based uses</u>																								
<u>LP21 (1)</u>	<u>change of use of agricultural land to residential garden</u>																								
<u>LP22 (1)</u>	<u>new agricultural buildings where there is demonstrable evidence to justify the need for them</u>																								
<u>LP25 (1)</u>	<u>sources, storage and distribution of energy</u>																								
<u>LP28 (1a)</u>	<u>new accessible local services and community facilities where in accordance with LP28 (1b)</u>																								
<u>LP31(3)</u>	<u>new health or education facilities</u>																								
MM11.	35	Table 2	Removal of proposed Babergh settlement hierarchy Table 2 – Babergh Settlement Hierarchy																						
MM12.	37	Table 3	Removal of proposed Mid Suffolk settlement hierarchy Table 3 – Mid Suffolk Settlement Hierarchy																						
MM13.	40	Heading 09	09 – Spatial Distribution <u>09 – Gypsy and Traveller and Travelling Showpeople</u>																						
MM14.	40	09.02 – 09.12, Policy SP03, Table 04	<p>Housing</p> <p>09.02 – Since the 2001 Census, both Districts have delivered housing growth predominantly in the rural areas (approximately 60%). In recent years, both Babergh and Mid Suffolk Districts have experienced difficulty in meeting the identified housing targets for the respective areas and have had a limited number of allocated sites. The Councils are working to address this, including the production of an ‘Action Plan’ to focus upon the timely delivery of new housing. This Plan has identified a supply of development from April 2018 up to March 2037. In constructing the spatial distribution of this Plan, the Councils have been mindful of the inherent market strengths within the area and have sought to ensure that the most suitable and deliverable sites are proposed. In many instances, this requires the complex alignment with infrastructure improvement programmes and investment to ensure that growth is planned in a sustainable manner.</p> <p>09.03 – A significant number of Neighbourhood Plans (NPs) are emerging throughout the Plan area, with a range of local issues and objectives being planned for. The District Councils have produced minimum housing requirement figures for these areas to assist the NP groups in the formation and progression of those plans. In identifying the respective NP requirement figures, the Councils have been mindful of their duty to ensure that the overall district Plan requirement figures can be met.</p>																						

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>09.04 Planning permissions yet to be completed as of 1st April 2018 are counted, leaving a residual amount to be found from new development locations. The total housing numbers in the Plan have been identified by combining the outstanding dwellings with planning permissions as of 1st April 2018, with new development locations set out in the Plan.</p> <p>09.05 Cumulatively, allocations of importance to delivery of the Plan (in particular key infrastructure delivery and meeting local housing need) will be attributed to new housing growth in the following criteria:</p> <ul style="list-style-type: none"> • Key sites in the Ipswich Fringe • Settlements along the A14/mainline railway corridor (Mid Suffolk) • Settlements along the A12/mainline railway corridor (Babergh) • Settlements requiring new school and/or healthcare sites. <p>09.06 The transport corridors of the A12, A14, A140 and railway lines within the area have a strong effect upon market forces and demand for both housing and employment land. Compatible growth along these areas can help to reduce the need to travel by ensuring closer location of where people live, relative to shops, services and employment. However, Babergh and Mid Suffolk are both rural districts, with a wide variety of settlement types and it is important that all communities throughout the area are helped to maintain vitality and services. Consistent with national planning policy, this Plan seeks to create flexibility and diversity with policies for appropriate rural growth.</p> <p>Spatial approach</p> <p>09.07 The spatial distribution of housing set out in this Plan seeks to secure a balance to growth in the strategic transport corridor areas, as well as ensuring that other market towns and rural communities benefit from appropriate growth. A diversity of site sizes and locations are proposed which will help to maintain delivery at the scale to meet district targets. The Councils will closely monitor the ongoing annual delivery rates of housing across the Plan area and will take appropriate, pro-active action, if it is required to address delivery performance issues.</p> <p>09.08 The specific new development locations are identified on the Policies Maps at the end of the document. The new development locations have been identified with consideration to consultation responses, the availability and deliverability of sites, the preferred spatial distribution pattern, the sensitivities and constraints of the area (eg. flood zones, heritage features and landscape designations etc) and the infrastructure capacity and opportunities (eg. schools and healthcare etc). Sites judged to perform best overall against the above criteria and evidence base outcomes have been proposed in this document.</p> <p>09.09 Windfall sites are defined as sites not specifically identified in the development plan. As evidenced in the latest Annual Monitoring Report¹⁹, in the last four years, the volume of windfall dwelling completions has been significant, with a total of approximately 600 dwellings in Babergh and approximately 1,000 dwellings in Mid Suffolk. In addition to the supply of housing land identified in the Plan, the Councils have also included an allowance for new 'windfall' development of 500 dwellings (28 dwellings per annum) for each district. This is considered a measured and reasonable allowance given the recent historic rates of windfall and abundance of new allocations identified in the Plan.</p> <p>09.10 Whilst a new settlement approach has been discounted in this Plan, the Councils are mindful to give consideration to the longer term prospect of planning for a new settlement at the Plan review (due to be undertaken within 5 years of this Plan adoption). Some of the key criteria for the broad location of a new settlement would likely include:</p> <ul style="list-style-type: none"> a. Significant land for a genuine discrete new settlement, or the realistic prospect for transformational development, both in nature and scale, of an existing settlement; b. Opportunities for significant re-use of brownfield land; c. Opportunities for improvement and integration of strategic transport routes; d. Accessibility to job concentrations, or the realistic prospect for significant new employment land located with new homes; and e. Opportunities to optimise new infrastructure delivery <p>— Policy SP04 – Housing Spatial Distribution</p>

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																																																
			<p><i>From April 2018 to March 2037, the broad distribution of new additional housing provision will be as follows:</i></p> <p><u>Babergh</u></p> <table border="1"> <thead> <tr> <th><i>Settlement Hierarchy</i></th> <th><i>OPPs*</i> <i>(at 01/04/18)</i></th> <th><i>New homes</i> <i>(2018-2037)</i></th> <th><i>Total homes</i> <i>(2018-2037)</i></th> </tr> </thead> <tbody> <tr> <td><i>Ipswich Fringe</i></td> <td><i>289</i></td> <td><i>1,757</i></td> <td><i>2,046 (21%)</i></td> </tr> <tr> <td><i>Market Towns and Urban Areas</i></td> <td><i>1,731</i></td> <td><i>1,430</i></td> <td><i>3,161 (33%)</i></td> </tr> <tr> <td><i>Core Villages</i></td> <td><i>1,288</i></td> <td><i>1,411</i></td> <td><i>2,699 (28%)</i></td> </tr> <tr> <td><i>Hinterland Villages</i></td> <td><i>582</i></td> <td><i>284</i></td> <td><i>866 (9%)</i></td> </tr> <tr> <td><i>Hamlets</i></td> <td><i>146</i></td> <td><i>193</i></td> <td><i>339 (4%)</i></td> </tr> <tr> <td><i>'Windfall'</i></td> <td><i>-</i></td> <td><i>500</i></td> <td><i>500 (5%)</i></td> </tr> <tr> <td><i>Total</i></td> <td><i>4,036</i></td> <td><i>5,575</i></td> <td><i>9,611</i></td> </tr> </tbody> </table> <p><i>*Outstanding planning permission. (% may not sum due to rounding)</i></p> <p><u>Mid Suffolk</u></p> <table border="1"> <thead> <tr> <th><i>Settlement Hierarchy</i></th> <th><i>OPPs*</i> <i>(at 01/04/18)</i></th> <th><i>New homes</i> <i>(2018-2037)</i></th> <th><i>Total homes</i> <i>(2018-2037)</i></th> </tr> </thead> <tbody> <tr> <td><i>Ipswich Fringe</i></td> <td><i>526</i></td> <td><i>1,192</i></td> <td><i>1,718 (14%)</i></td> </tr> <tr> <td><i>Market Towns and Urban Areas</i></td> <td><i>1,124</i></td> <td><i>2,842</i></td> <td><i>3,966 (31%)</i></td> </tr> <tr> <td><i>Core Villages</i></td> <td><i>1,464</i></td> <td><i>3,297</i></td> <td><i>4,761 (38%)</i></td> </tr> <tr> <td><i>Hinterland Villages</i></td> <td><i>517</i></td> <td><i>750</i></td> <td><i>1,267 (10%)</i></td> </tr> <tr> <td><i>Hamlets</i></td> <td><i>200</i></td> <td><i>204</i></td> <td><i>404 (3%)</i></td> </tr> <tr> <td><i>'Windfall'</i></td> <td><i>-</i></td> <td><i>500</i></td> <td><i>500 (4%)</i></td> </tr> <tr> <td><i>Total</i></td> <td><i>3,831</i></td> <td><i>8,785</i></td> <td><i>12,616</i></td> </tr> </tbody> </table> <p><i>*Outstanding planning permission. (% may not sum due to rounding)</i></p> <p><i>All identified home numbers are minimum figures. Allocations and settlement boundaries are identified on the Policies Map.</i></p> <p><u>Neighbourhood Plans</u></p> <p><i>In order to assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements set out in Table 4. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so.</i></p> <p>Table 4 – Minimum housing requirement for NP Areas</p>	<i>Settlement Hierarchy</i>	<i>OPPs*</i> <i>(at 01/04/18)</i>	<i>New homes</i> <i>(2018-2037)</i>	<i>Total homes</i> <i>(2018-2037)</i>	<i>Ipswich Fringe</i>	<i>289</i>	<i>1,757</i>	<i>2,046 (21%)</i>	<i>Market Towns and Urban Areas</i>	<i>1,731</i>	<i>1,430</i>	<i>3,161 (33%)</i>	<i>Core Villages</i>	<i>1,288</i>	<i>1,411</i>	<i>2,699 (28%)</i>	<i>Hinterland Villages</i>	<i>582</i>	<i>284</i>	<i>866 (9%)</i>	<i>Hamlets</i>	<i>146</i>	<i>193</i>	<i>339 (4%)</i>	<i>'Windfall'</i>	<i>-</i>	<i>500</i>	<i>500 (5%)</i>	<i>Total</i>	<i>4,036</i>	<i>5,575</i>	<i>9,611</i>	<i>Settlement Hierarchy</i>	<i>OPPs*</i> <i>(at 01/04/18)</i>	<i>New homes</i> <i>(2018-2037)</i>	<i>Total homes</i> <i>(2018-2037)</i>	<i>Ipswich Fringe</i>	<i>526</i>	<i>1,192</i>	<i>1,718 (14%)</i>	<i>Market Towns and Urban Areas</i>	<i>1,124</i>	<i>2,842</i>	<i>3,966 (31%)</i>	<i>Core Villages</i>	<i>1,464</i>	<i>3,297</i>	<i>4,761 (38%)</i>	<i>Hinterland Villages</i>	<i>517</i>	<i>750</i>	<i>1,267 (10%)</i>	<i>Hamlets</i>	<i>200</i>	<i>204</i>	<i>404 (3%)</i>	<i>'Windfall'</i>	<i>-</i>	<i>500</i>	<i>500 (4%)</i>	<i>Total</i>	<i>3,831</i>	<i>8,785</i>	<i>12,616</i>
<i>Settlement Hierarchy</i>	<i>OPPs*</i> <i>(at 01/04/18)</i>	<i>New homes</i> <i>(2018-2037)</i>	<i>Total homes</i> <i>(2018-2037)</i>																																																																
<i>Ipswich Fringe</i>	<i>289</i>	<i>1,757</i>	<i>2,046 (21%)</i>																																																																
<i>Market Towns and Urban Areas</i>	<i>1,731</i>	<i>1,430</i>	<i>3,161 (33%)</i>																																																																
<i>Core Villages</i>	<i>1,288</i>	<i>1,411</i>	<i>2,699 (28%)</i>																																																																
<i>Hinterland Villages</i>	<i>582</i>	<i>284</i>	<i>866 (9%)</i>																																																																
<i>Hamlets</i>	<i>146</i>	<i>193</i>	<i>339 (4%)</i>																																																																
<i>'Windfall'</i>	<i>-</i>	<i>500</i>	<i>500 (5%)</i>																																																																
<i>Total</i>	<i>4,036</i>	<i>5,575</i>	<i>9,611</i>																																																																
<i>Settlement Hierarchy</i>	<i>OPPs*</i> <i>(at 01/04/18)</i>	<i>New homes</i> <i>(2018-2037)</i>	<i>Total homes</i> <i>(2018-2037)</i>																																																																
<i>Ipswich Fringe</i>	<i>526</i>	<i>1,192</i>	<i>1,718 (14%)</i>																																																																
<i>Market Towns and Urban Areas</i>	<i>1,124</i>	<i>2,842</i>	<i>3,966 (31%)</i>																																																																
<i>Core Villages</i>	<i>1,464</i>	<i>3,297</i>	<i>4,761 (38%)</i>																																																																
<i>Hinterland Villages</i>	<i>517</i>	<i>750</i>	<i>1,267 (10%)</i>																																																																
<i>Hamlets</i>	<i>200</i>	<i>204</i>	<i>404 (3%)</i>																																																																
<i>'Windfall'</i>	<i>-</i>	<i>500</i>	<i>500 (4%)</i>																																																																
<i>Total</i>	<i>3,831</i>	<i>8,785</i>	<i>12,616</i>																																																																

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																																																								
			<p>Babergh</p> <p>09.11 The numbers contained within the table include outstanding planning permissions (OPPs) granted as of 1st April 2018. If outstanding planning permissions granted as of 1st April 2018 expire during the lifetime of the Plan, then the corresponding offset number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total homes requirement</p> <table border="1"> <thead> <tr> <th data-bbox="825 499 1403 604">Neighbourhood Plan Area</th> <th data-bbox="1409 499 1656 604">Identified OPPs (as of 01/04/18)</th> <th data-bbox="1662 499 1941 604">Total homes required</th> </tr> </thead> <tbody> <tr><td><i>Aldham</i></td><td><i>4</i></td><td><i>13</i></td></tr> <tr><td><i>Assington</i></td><td><i>38</i></td><td><i>38</i></td></tr> <tr><td><i>Bentley</i></td><td><i>32</i></td><td><i>52</i></td></tr> <tr><td><i>Boxford</i></td><td><i>8</i></td><td><i>13</i></td></tr> <tr><td><i>Capel St Mary</i></td><td><i>142</i></td><td><i>792</i></td></tr> <tr><td><i>Chelmondiston</i></td><td><i>13</i></td><td><i>52</i></td></tr> <tr><td><i>Chilton</i></td><td><i>11</i></td><td><i>161</i></td></tr> <tr><td><i>Copdock and Washbrook</i></td><td><i>36</i></td><td><i>274</i></td></tr> <tr><td><i>East Bergholt</i></td><td><i>12</i></td><td><i>241</i></td></tr> <tr><td><i>Elmsett</i></td><td><i>8</i></td><td><i>49</i></td></tr> <tr><td><i>Glomsford</i></td><td><i>37</i></td><td><i>37</i></td></tr> <tr><td><i>Great Waldingfield</i></td><td><i>7</i></td><td><i>39</i></td></tr> <tr><td><i>Hadleigh</i></td><td><i>125</i></td><td><i>871</i></td></tr> <tr><td><i>Hartest</i></td><td><i>12</i></td><td><i>12</i></td></tr> <tr><td><i>Hitcham</i></td><td><i>5</i></td><td><i>17</i></td></tr> <tr><td><i>Holbrook</i></td><td><i>58</i></td><td><i>65</i></td></tr> <tr><td><i>Lavenham</i></td><td><i>98</i></td><td><i>118</i></td></tr> <tr><td><i>Lawshall</i></td><td><i>3</i></td><td><i>23</i></td></tr> <tr><td><i>Leavenheath</i></td><td><i>4</i></td><td><i>44</i></td></tr> <tr><td><i>Little Cornard</i></td><td><i>3</i></td><td><i>3</i></td></tr> <tr><td><i>Little Waldingfield</i></td><td><i>4</i></td><td><i>4</i></td></tr> <tr><td><i>Long Melford</i></td><td><i>217</i></td><td><i>367</i></td></tr> <tr><td><i>Newton</i></td><td><i>23</i></td><td><i>23</i></td></tr> </tbody> </table>	Neighbourhood Plan Area	Identified OPPs (as of 01/04/18)	Total homes required	<i>Aldham</i>	<i>4</i>	<i>13</i>	<i>Assington</i>	<i>38</i>	<i>38</i>	<i>Bentley</i>	<i>32</i>	<i>52</i>	<i>Boxford</i>	<i>8</i>	<i>13</i>	<i>Capel St Mary</i>	<i>142</i>	<i>792</i>	<i>Chelmondiston</i>	<i>13</i>	<i>52</i>	<i>Chilton</i>	<i>11</i>	<i>161</i>	<i>Copdock and Washbrook</i>	<i>36</i>	<i>274</i>	<i>East Bergholt</i>	<i>12</i>	<i>241</i>	<i>Elmsett</i>	<i>8</i>	<i>49</i>	<i>Glomsford</i>	<i>37</i>	<i>37</i>	<i>Great Waldingfield</i>	<i>7</i>	<i>39</i>	<i>Hadleigh</i>	<i>125</i>	<i>871</i>	<i>Hartest</i>	<i>12</i>	<i>12</i>	<i>Hitcham</i>	<i>5</i>	<i>17</i>	<i>Holbrook</i>	<i>58</i>	<i>65</i>	<i>Lavenham</i>	<i>98</i>	<i>118</i>	<i>Lawshall</i>	<i>3</i>	<i>23</i>	<i>Leavenheath</i>	<i>4</i>	<i>44</i>	<i>Little Cornard</i>	<i>3</i>	<i>3</i>	<i>Little Waldingfield</i>	<i>4</i>	<i>4</i>	<i>Long Melford</i>	<i>217</i>	<i>367</i>	<i>Newton</i>	<i>23</i>	<i>23</i>
Neighbourhood Plan Area	Identified OPPs (as of 01/04/18)	Total homes required																																																																									
<i>Aldham</i>	<i>4</i>	<i>13</i>																																																																									
<i>Assington</i>	<i>38</i>	<i>38</i>																																																																									
<i>Bentley</i>	<i>32</i>	<i>52</i>																																																																									
<i>Boxford</i>	<i>8</i>	<i>13</i>																																																																									
<i>Capel St Mary</i>	<i>142</i>	<i>792</i>																																																																									
<i>Chelmondiston</i>	<i>13</i>	<i>52</i>																																																																									
<i>Chilton</i>	<i>11</i>	<i>161</i>																																																																									
<i>Copdock and Washbrook</i>	<i>36</i>	<i>274</i>																																																																									
<i>East Bergholt</i>	<i>12</i>	<i>241</i>																																																																									
<i>Elmsett</i>	<i>8</i>	<i>49</i>																																																																									
<i>Glomsford</i>	<i>37</i>	<i>37</i>																																																																									
<i>Great Waldingfield</i>	<i>7</i>	<i>39</i>																																																																									
<i>Hadleigh</i>	<i>125</i>	<i>871</i>																																																																									
<i>Hartest</i>	<i>12</i>	<i>12</i>																																																																									
<i>Hitcham</i>	<i>5</i>	<i>17</i>																																																																									
<i>Holbrook</i>	<i>58</i>	<i>65</i>																																																																									
<i>Lavenham</i>	<i>98</i>	<i>118</i>																																																																									
<i>Lawshall</i>	<i>3</i>	<i>23</i>																																																																									
<i>Leavenheath</i>	<i>4</i>	<i>44</i>																																																																									
<i>Little Cornard</i>	<i>3</i>	<i>3</i>																																																																									
<i>Little Waldingfield</i>	<i>4</i>	<i>4</i>																																																																									
<i>Long Melford</i>	<i>217</i>	<i>367</i>																																																																									
<i>Newton</i>	<i>23</i>	<i>23</i>																																																																									

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

1 Mod Ref #	Page	Policy / Paragraph	Modification	
			(Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)	
			<i>Stradbroke</i>	67 282
			<i>Thorndon</i>	55 75
			<i>Thurston</i>	490 1,489
			<i>Walsham le Willows</i>	8 90
			<i>Wilby</i>	7 7
			<i>Woolpit</i>	18 717
MM15.	40	09.01	09.01 The Councils need to plan the right locations to meet the identified local housing and economic needs across the district areas. Growth has many key benefits, including the securing of greater local investment, adapting and enhancing the local environment to modern living contexts, creating local job opportunities and ensuring local people have suitable and affordable homes to live in.	
			— Housing 6.1	
MM16.	40	New sub heading, supporting text and policy to follow after 9.01	Add new heading and paragraphs to be inserted as new paragraph 09.01: <u>National planning policy for Gypsies and Travellers is set out in Planning Policy for Traveller Sites (2015) and requires planning authorities to use their evidence to plan positively to meet the needs of Gypsies and Travellers and Travelling Showpeople.</u> <u>Current needs are identified through the Ipswich Housing Market Area Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) (May 2017), which will be superseded by a new or updated assessment identifying needs for Babergh and Mid Suffolk Districts produced alongside a Part 2 Plan, and will identify sites for allocation if necessary.</u>	
MM17.	40	New policy – SP04	<u>Policy SP04 – Provision for Gypsy and Traveller and Travelling Showpeople</u> <u>1. Proposals for the development of sites for Gypsies and Travellers and Travelling Showpeople, within or outside settlement limits, will be approved where they accord with the Planning Policy for Traveller Sites and Policy SP09.</u> <u>6.1 2. Sites with permission for these uses or in current use, will be protected for these uses unless it can be demonstrated they are no longer required to meet the relevant District-wide need.</u>	
MM18.	45	09.13 – 09.24	All original text in paras 09.13 – 09.24 to be removed and replaced by new paragraphs inserted into the start of modified Chapter 10 (p.50)	
MM19.	50	10.01	New text below inserted as beginning of Chapter 10. (supporting Policy SP05) <u>Economic Growth</u> <u>Across Babergh and Mid Suffolk there is a diverse network of employment sites of different sizes and locations with wide ranging suitability for different employment uses. The sites include large strategic sites which are concentrated along the transport corridors and on the edge of the towns, as well as smaller scale business estates and many other sites located throughout the Plan area, many of which are on diversified farmland. It is important that the diversity of sites is maintained to accommodate the wide-ranging requirements of employers and industries located in the Districts.</u>	

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																																								
			<p><u>The Employment Land Needs Assessment (2016) identifies that Babergh and Mid Suffolk have modest net additional employment land requirements equating to approximately 2.9 Ha in Babergh and 9.4 Ha in Mid Suffolk, up to 2036. In quantitative terms, there is considered to be adequate land supply through vacant land (20.1 Ha in Babergh and 109.8 Ha in Mid Suffolk) on strategic employment sites to meet the additional employment land requirements over the Plan period. In addition to the designated sites in Table 6, there are further employment sites which have been granted planning permission along the strategic transport corridors (as defined in the glossary).</u></p> <p><u>Whilst the baseline land forecast indicates modest employment land requirements, it is important that there is sufficient policy flexibility to meet sustainable economic demands over the Plan period. At the same time, it is also important to continue to support the retention and improvement of the network of established sites of varying sizes located across the Districts. Flexibility to accommodate net growth, to enhance the employment provision for uses that cannot be accommodated upon the existing strategic employment sites, is important to securing the future prosperity of the area.</u></p> <p><u>In total, the strategic employment sites cover approximately 190 Ha in Babergh and 440 Ha in Mid Suffolk, as shown in Table 6. In Babergh, there are two key regeneration sites in employment use. One is at Brantham located on the Stour Estuary, and one is at Sproughton (the former Sugar Beet site) located on the A14 corridor, the latter also being a strategic employment site.</u></p> <p>Table 6: Strategic Employment Sites and Gross* Areas</p> <table border="1"> <thead> <tr> <th data-bbox="825 877 928 999">Site No.</th> <th data-bbox="934 877 1531 999">Site Name</th> <th data-bbox="1537 877 1703 999">Total Site Area (Ha)</th> <th data-bbox="1709 877 1932 999">Vacant Land (Ha) (as at Nov 2022)</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="825 1003 1932 1056" style="text-align: center;"><u>Babergh</u></td> </tr> <tr> <td data-bbox="825 1060 928 1102"><u>1</u></td> <td data-bbox="934 1060 1531 1102"><u>Acton – Bull Lane</u></td> <td data-bbox="1537 1060 1703 1102"><u>11.8</u></td> <td data-bbox="1709 1060 1932 1102"><u>0</u></td> </tr> <tr> <td data-bbox="825 1106 928 1148"><u>2</u></td> <td data-bbox="934 1106 1531 1148"><u>Hadleigh – Lady Lane</u></td> <td data-bbox="1537 1106 1703 1148"><u>22.9</u></td> <td data-bbox="1709 1106 1932 1148"><u>0.5</u></td> </tr> <tr> <td data-bbox="825 1152 928 1194"><u>3</u></td> <td data-bbox="934 1152 1531 1194"><u>Raydon – Notley Enterprise Park</u></td> <td data-bbox="1537 1152 1703 1194"><u>11.2</u></td> <td data-bbox="1709 1152 1932 1194"><u>0</u></td> </tr> <tr> <td data-bbox="825 1199 928 1241"><u>4</u></td> <td data-bbox="934 1199 1531 1241"><u>Sproughton – Farthing Road</u></td> <td data-bbox="1537 1199 1703 1241"><u>20.9</u></td> <td data-bbox="1709 1199 1932 1241"><u>0</u></td> </tr> <tr> <td data-bbox="825 1245 928 1287"><u>5</u></td> <td data-bbox="934 1245 1531 1287"><u>Sproughton Former Sugar Beet Factory</u></td> <td data-bbox="1537 1245 1703 1287"><u>35.5</u></td> <td data-bbox="1709 1245 1932 1287"><u>17.2</u></td> </tr> <tr> <td data-bbox="825 1291 928 1535"><u>6</u></td> <td data-bbox="934 1291 1531 1535"><u>Sudbury – Chilton Industrial Estate, Delphi Site, Church Field Road and Northern Road</u></td> <td data-bbox="1537 1291 1703 1535"><u>69.8</u></td> <td data-bbox="1709 1291 1932 1535"><u>2.4</u></td> </tr> <tr> <td data-bbox="825 1539 928 1581"><u>7</u></td> <td data-bbox="934 1539 1531 1581"><u>Sudbury – Wood Hall Business Park</u></td> <td data-bbox="1537 1539 1703 1581"><u>9.4</u></td> <td data-bbox="1709 1539 1932 1581"><u>0</u></td> </tr> <tr> <td data-bbox="825 1585 928 1627"><u>8</u></td> <td data-bbox="934 1585 1531 1627"><u>Wherstead Business Park</u></td> <td data-bbox="1537 1585 1703 1627"><u>7.2</u></td> <td data-bbox="1709 1585 1932 1627"><u>0</u></td> </tr> <tr> <td colspan="2" data-bbox="825 1631 1531 1694"><u>Babergh Sub-Total</u></td> <td data-bbox="1537 1631 1703 1694"><u>188.7</u></td> <td data-bbox="1709 1631 1932 1694"><u>20.1</u></td> </tr> <tr> <td colspan="4" data-bbox="825 1698 1932 1751" style="text-align: center;"><u>Mid Suffolk</u></td> </tr> <tr> <td data-bbox="825 1755 928 1797"><u>9</u></td> <td data-bbox="934 1755 1531 1797"><u>Eye Airfield</u></td> <td data-bbox="1537 1755 1703 1797"><u>140.8</u></td> <td data-bbox="1709 1755 1932 1797"><u>11.0</u></td> </tr> <tr> <td data-bbox="825 1801 928 1900"><u>10</u></td> <td data-bbox="934 1801 1531 1900"><u>Great Blakenham – Gipping and Claydon Business Park</u></td> <td data-bbox="1537 1801 1703 1900"><u>44.2</u></td> <td data-bbox="1709 1801 1932 1900"><u>0</u></td> </tr> </tbody> </table>	Site No.	Site Name	Total Site Area (Ha)	Vacant Land (Ha) (as at Nov 2022)	<u>Babergh</u>				<u>1</u>	<u>Acton – Bull Lane</u>	<u>11.8</u>	<u>0</u>	<u>2</u>	<u>Hadleigh – Lady Lane</u>	<u>22.9</u>	<u>0.5</u>	<u>3</u>	<u>Raydon – Notley Enterprise Park</u>	<u>11.2</u>	<u>0</u>	<u>4</u>	<u>Sproughton – Farthing Road</u>	<u>20.9</u>	<u>0</u>	<u>5</u>	<u>Sproughton Former Sugar Beet Factory</u>	<u>35.5</u>	<u>17.2</u>	<u>6</u>	<u>Sudbury – Chilton Industrial Estate, Delphi Site, Church Field Road and Northern Road</u>	<u>69.8</u>	<u>2.4</u>	<u>7</u>	<u>Sudbury – Wood Hall Business Park</u>	<u>9.4</u>	<u>0</u>	<u>8</u>	<u>Wherstead Business Park</u>	<u>7.2</u>	<u>0</u>	<u>Babergh Sub-Total</u>		<u>188.7</u>	<u>20.1</u>	<u>Mid Suffolk</u>				<u>9</u>	<u>Eye Airfield</u>	<u>140.8</u>	<u>11.0</u>	<u>10</u>	<u>Great Blakenham – Gipping and Claydon Business Park</u>	<u>44.2</u>	<u>0</u>
Site No.	Site Name	Total Site Area (Ha)	Vacant Land (Ha) (as at Nov 2022)																																																								
<u>Babergh</u>																																																											
<u>1</u>	<u>Acton – Bull Lane</u>	<u>11.8</u>	<u>0</u>																																																								
<u>2</u>	<u>Hadleigh – Lady Lane</u>	<u>22.9</u>	<u>0.5</u>																																																								
<u>3</u>	<u>Raydon – Notley Enterprise Park</u>	<u>11.2</u>	<u>0</u>																																																								
<u>4</u>	<u>Sproughton – Farthing Road</u>	<u>20.9</u>	<u>0</u>																																																								
<u>5</u>	<u>Sproughton Former Sugar Beet Factory</u>	<u>35.5</u>	<u>17.2</u>																																																								
<u>6</u>	<u>Sudbury – Chilton Industrial Estate, Delphi Site, Church Field Road and Northern Road</u>	<u>69.8</u>	<u>2.4</u>																																																								
<u>7</u>	<u>Sudbury – Wood Hall Business Park</u>	<u>9.4</u>	<u>0</u>																																																								
<u>8</u>	<u>Wherstead Business Park</u>	<u>7.2</u>	<u>0</u>																																																								
<u>Babergh Sub-Total</u>		<u>188.7</u>	<u>20.1</u>																																																								
<u>Mid Suffolk</u>																																																											
<u>9</u>	<u>Eye Airfield</u>	<u>140.8</u>	<u>11.0</u>																																																								
<u>10</u>	<u>Great Blakenham – Gipping and Claydon Business Park</u>	<u>44.2</u>	<u>0</u>																																																								

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)																																										
			<table border="1"> <tr> <td>11</td> <td><u>Needham Market – Lion Barn</u></td> <td><u>17.4</u></td> <td><u>3.4</u></td> </tr> <tr> <td>12</td> <td><u>Stowmarket – Charles industrial Estate</u></td> <td><u>2.2</u></td> <td><u>0</u></td> </tr> <tr> <td>13</td> <td><u>Stowmarket – Gipping Employment Corridor</u></td> <td><u>111.9</u></td> <td><u>4.1</u></td> </tr> <tr> <td>14</td> <td><u>Stowmarket – Mill Lane / Gateway 14</u></td> <td><u>79.3</u></td> <td><u>79.3</u></td> </tr> <tr> <td>15</td> <td><u>Woolpit – Brickworks</u></td> <td><u>4.4</u></td> <td><u>0</u></td> </tr> <tr> <td>16</td> <td><u>Woolpit Business Park</u></td> <td><u>10.7</u></td> <td><u>2.3</u></td> </tr> <tr> <td>17</td> <td><u>Woolpit – Lady’s Well</u></td> <td><u>11.8</u></td> <td><u>1.5</u></td> </tr> <tr> <td>18</td> <td><u>Woolpit – Lawn Farm</u></td> <td><u>17.1</u></td> <td><u>8.2</u></td> </tr> <tr> <td colspan="2"><u>Mid Suffolk Sub-Total</u></td> <td><u>439.8</u></td> <td><u>109.8</u></td> </tr> <tr> <td colspan="2"><u>Total</u></td> <td><u>628.5</u></td> <td><u>129.9</u></td> </tr> </table>	11	<u>Needham Market – Lion Barn</u>	<u>17.4</u>	<u>3.4</u>	12	<u>Stowmarket – Charles industrial Estate</u>	<u>2.2</u>	<u>0</u>	13	<u>Stowmarket – Gipping Employment Corridor</u>	<u>111.9</u>	<u>4.1</u>	14	<u>Stowmarket – Mill Lane / Gateway 14</u>	<u>79.3</u>	<u>79.3</u>	15	<u>Woolpit – Brickworks</u>	<u>4.4</u>	<u>0</u>	16	<u>Woolpit Business Park</u>	<u>10.7</u>	<u>2.3</u>	17	<u>Woolpit – Lady’s Well</u>	<u>11.8</u>	<u>1.5</u>	18	<u>Woolpit – Lawn Farm</u>	<u>17.1</u>	<u>8.2</u>	<u>Mid Suffolk Sub-Total</u>		<u>439.8</u>	<u>109.8</u>	<u>Total</u>		<u>628.5</u>	<u>129.9</u>		
11	<u>Needham Market – Lion Barn</u>	<u>17.4</u>	<u>3.4</u>																																										
12	<u>Stowmarket – Charles industrial Estate</u>	<u>2.2</u>	<u>0</u>																																										
13	<u>Stowmarket – Gipping Employment Corridor</u>	<u>111.9</u>	<u>4.1</u>																																										
14	<u>Stowmarket – Mill Lane / Gateway 14</u>	<u>79.3</u>	<u>79.3</u>																																										
15	<u>Woolpit – Brickworks</u>	<u>4.4</u>	<u>0</u>																																										
16	<u>Woolpit Business Park</u>	<u>10.7</u>	<u>2.3</u>																																										
17	<u>Woolpit – Lady’s Well</u>	<u>11.8</u>	<u>1.5</u>																																										
18	<u>Woolpit – Lawn Farm</u>	<u>17.1</u>	<u>8.2</u>																																										
<u>Mid Suffolk Sub-Total</u>		<u>439.8</u>	<u>109.8</u>																																										
<u>Total</u>		<u>628.5</u>	<u>129.9</u>																																										
			<p><u>* Gross includes developable areas for employment uses as well as areas of constraint such as access roads, landscaping, and areas of flood risk.</u></p>																																										
			<p><u>It is important that the flexibility to enable economic investment is balanced with the need to safeguard and encourage investment and improvements to the existing network of employment sites, which have a central role in supporting economic activity across Babergh and Mid Suffolk. Proposals for net additional (new) employment land should enhance the economic potential of the Districts and not jeopardise the ongoing retention of the existing employment uses. There is a need to ensure that employment opportunities exist throughout the Districts, to help to support sustainable communities and reduce the need for out-commuting. The economic importance of supporting the retention of existing sites across the Districts remains vital to the ongoing economic sustainability of many settlements. Cumulatively these sites support the economic sustainability of Babergh and Mid Suffolk. Detailed policies to secure the diversity in the type, scale and location of employment sites are set out in the Non-Strategic Local Policies of the Plan.</u></p>																																										
			<p><u>Through the production of the Water Cycle Study, Essex and Suffolk Water commented that the supply headroom in the Hartismere Water Resource Zone (WRZ) has now been exhausted by new non-household demand and so this would affect future non-household development. It has been identified that additional supply capacity will not be available before 2032 at the earliest.</u></p>																																										
MM20.	50	SP05	<p>Policy to be moved (from Chapter 09) and inserted with associated new supporting text at Chapter 10.</p> <p><i>Policy SP05 – Employment Land</i></p> <p>1. In order to support and encourage sustainable economic growth and ensure a continuous range and diversity of sites and premises are available to meet current and potential future economic needs the strategic employment sites (as identified on the policies map) shall be protected and their proposed expansion supported in principle: <u>In order to support and encourage sustainable economic growth (i) the designated strategic employment sites (as identified in Table 6 and on the Policies Map) shall be protected and employment uses within them will be supported in principle; and (ii) other land used for employment purposes shall be protected for ongoing employment use, unless such use is convincingly demonstrated to be unviable.</u></p> <p>a) Stowmarket – Charles Industrial Estate; Gipping Employment Corridor; Mill Lane b) Sudbury – Chilton Industrial Estate, Delphi Site Churchfield Road (part Chilton parish) and Northern Road; Wood Hall Business Park c) Villages around Ipswich — a) Claydon & Great Blakenham – Gipping and Claydon Business Park</p>																																										

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)</p>
			<p>b) Wherstead – Wherstead Business Park c) Sproughton – Former Sugar Beet Factory Site; Farthing Road Industrial Estate d) Acton – Bull Lane e) Eye – Eye Airfield f) Hadleigh – Lady Lane g) Needham Market – Lion Barn h) Raydon – Notley Enterprise Park i) Woolpit – Lady’s Well; Lawn Farm; Brickworks; Woolpit Business Park</p> <p>2. The ongoing economic-led regeneration at Brantham and at the Former Sproughton Sugar Beet Factory regeneration sites is supported. Development at the Brantham site must be sensitive to the estuarine/coastal location, which is in close proximity to the AONB, in relation to landscape, biodiversity, potentially flood risk, and, where relevant, the historic environment. This site could offer significant potential for biodiversity net gain as well as landscape <u>enhancements</u> improvements to reflect its location close to the AONB and coast. Similarly, regeneration at the Former Sproughton Sugar Beet Factory, must be sensitive to landscape, biodiversity (with consideration given to potential for biodiversity net gain) and heritage assets and sensitivity.</p> <p>6.1</p> <p>3. Existing employment uses should be retained. These sites will generally be expected to continue to provide for local employment over the plan period. If sites are to be redeveloped for alternative non-employment uses, the alternative provision (a “land swap”) and / or contributions to enable alternative employment provision must be secured</p> <p>6.2</p> <p>4. 3. Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E on the strategic employment sites will be considered on their individual merits. This will apply to all unimplemented extant relevant permissions (prior to September 2020) whether in full or in part. Prior to submission applicants should engage with the Local Planning Authority (LPA) to agree the required assessment work in support of any proposal. Where appropriate, conditions will be applied to Use Class E developments to control the uses which can be operated.</p> <p>6.3</p> <p>5. 4. In determining applications for new employment development weight shall be given to proposals which make provision for skills and training packages which are supported by the <u>relevant</u> LPA.</p> <p>6.4</p> <p>6. 5. To ensure a deliverable supply of employment sites to meet accommodate the changing needs of the economy, development of net additional employment uses <u>other land for employment uses</u> along the strategic transport corridors (A12, A14 and A140) (as defined in the glossary) shall be supported in principle, subject to:</p> <p>6.5</p> <p>a. The applicant demonstrating that any proposal is deliverable and would enhance provision which can not <u>cannot</u> be accommodated on existing <u>strategic</u> employment sites;</p> <p>b. All proposals demonstrating adequate highway capacity and access <u>with</u>. There must be included sufficient off-road on-site parking for the use on-site to the satisfaction of the LPA;</p> <p>c. All proposals ensure <u>Ensuring</u> provision of accessibility to public transport, including walking and cycling provision;</p> <p>d. The site design and layout must be <u>being</u> sensitive to the surroundings, including any landscape, heritage and biodiversity assets;</p> <p>e. Prioritisation must be <u>being</u> given to development on brownfield PDL. <u>previously developed land;</u> and</p> <p>f. All new buildings must demonstrate <u>demonstrating a</u> high-quality <u>standard of</u> design, by having regard to the relevant policies of the Plan.</p> <p>6. <u>Any application for non-domestic proposals requiring heavy water usage across the two Districts will be required to demonstrate that sufficient water capacity is available through a Water Supply Management Statement in liaison with the relevant water supply company. Any use of this nature in the Hartismere Water Resource Zone (Mid Suffolk District) will be prohibited until confirmation of sufficient water capacity by the relevant water supply company (currently anticipated from 2032).</u></p>
MM21.	49	SP06	<p>Policy to be inserted with associated new supporting text at Chapter 10. <u>Policy SP06 – Retail and Main Town Centre Uses</u></p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<ol style="list-style-type: none"> 1. Proposals for new retail and main town centre uses¹⁴ in the Plan area should<u>will</u> be supported in the defined Sudbury, Hadleigh and Stowmarket town centres areas (as defined on the Policies Map) and centres that are defined in made Neighbourhood Plans. Settlements with a defined area are in Sudbury, Hadleigh, Stowmarket, Needham Market, Eye and Debenham. 2. A sequential test should be provided <u>will be applied</u> for proposals for retail and main town centre uses <u>which are neither in proposed outside of the defined town centre areas, nor in accordance with an up-to-date plan.</u> 3. In order to protect and enhance the historic environment of the settlements, development proposals will need to demonstrate they have been <u>appropriately</u> designed with the <u>townscape, heritage assets and their settings</u> and townscape taken into consideration.
MM22.	51	SP07	<p><i>Policy SP07 – Tourism</i></p> <ol style="list-style-type: none"> 1. Settlements across Babergh and Mid Suffolk, many of which contain historic assets, tourism and leisure facilities, play an important role within the Districts. New sustainable tourism development that supports this the tourism role of the settlements across Babergh and Mid Suffolk will be encouraged, where appropriate in to the scale, character and nature of their locality. 2. Historic, recreational and landscape-based tourism proposals that demonstrate protection and enhancement of <u>the historic and natural environment</u> heritage, the environment and landscape assets will be actively encouraged. <u>supported.</u> 3. All tourism and leisure proposals will be required to demonstrate how they contribute to climate change adaption and mitigation. 4. All proposals for development should comply with other policies in the Plan.
MM23.	53	SP08	<p><i>Policy SP08 – Strategic Infrastructure Provision</i></p> <ol style="list-style-type: none"> 1. The Councils will work with the relevant partners in supporting and enabling the delivery of key strategic infrastructure projects¹⁵ affecting <u>both</u> the plan area <u>and beyond</u>, which include: <ol style="list-style-type: none"> a. <u>Infrastructure for transport (including sustainable transport modes)</u> Transportation improvements (including modal shift) to the strategic infrastructure along the strategic transport A12 and A14 corridors, and (including the delivery of the ISPA Ipswich Strategic Planning Area Transport Mitigation Strategy) to mitigate cumulative transport and air quality impacts <u>avoid and mitigate any adverse effects, and achieve net environmental gains;</u> b. A district wide education expansion programme to match projected population growth; c. Protected Habitats Mitigation Zones; d. <u>The provision of essential water supply and water recycling infrastructure, including an u</u>Upgrade from 2025 <u>2032</u> to the Hartismere water supply infrastructure network; <u>and</u> e. Improvements <u>and expansions</u> to <u>electronic communication networks and high-quality</u> digital technology infrastructure. 2. All development will also need to make provision for appropriate contributions towards community infrastructure, where the relevant locality to the development proposal has been identified through the Infrastructure Delivery Plan. 3. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, <u>other</u> Developer Contributions and where appropriate, funding assistance from the Councils / other provider organisations.
MM24.	57	12.16 - 12.19	<p>12.16 To the north and north west of the Plan area, there are other internationally designated sites in Mid Suffolk, as well as in neighbouring authorities. Proposals for development will need to consider <u>internationally designated sites</u> these designations, particularly where they are identified within the relevant Impact Risk Zones and/or Zones of Influence (otherwise referred to under the general term ‘Protected Habitats Sites Mitigation Zones’).</p> <p>12.17 Development that falls within the Impact Risk Zones for Redgrave & Lopham Fens SAC & Ramsar <u>site</u> and Waveney & Lt Ouse Valley Fens SAC will trigger consultation with Natural England. <u>The 5km Impact Risk Zone for these designations are identified on the Protected Habitats Mitigation Zones map and is also identified on the Natural England MAGIC online map.</u></p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>12.18 The Councils will continue to work with other authorities throughout the Plan period, to ensure that the Protected Habitats Sites Mitigation Zones, strategy strategies and mitigation measures are kept under review in partnership with Natural England and other stakeholders. <u>The RAMS 13km Zones of Influence (ZOI) as identified on the Protected Habitats Mitigation Zones map were established in response to evidence to provide an indication of the geographical extent to which recreation pressure may be relevant for each European site, i.e. the geographical zone around each European site, within which new development defined through the RAMS Strategy may pose a risk in terms of additional recreation pressure. For all other development within the Stour and Orwell Estuaries Protected Habitats Mitigation Zone, a 13km Impact Risk Zone will apply, which will trigger consultation with Natural England for further ecological considerations, on a site-by-site basis.</u></p> <p>12.19 The Councils are also currently working in a county-wide partnership on a cross-boundary project, to identify wildlife corridor networks. This will be used as baseline data for creating, protecting <u>conserving</u> and enhancing wildlife corridors and to support biodiversity net gain requirements.</p>
MM25.	57	New paragraph after 12.20	<p>New paragraphs to be inserted after paragraph 12.20:</p> <p><u>All development within or directly adjacent to Protected Habitats Sites, will be required to ensure the construction will avoid adverse effects on site integrity of the relevant Protected Habitats Site, in accordance with legislation. This will be required at the application stage.</u></p> <p><u>The Councils commenced the monitoring of air quality from traffic on roads within 200 metres of Protected Habitats Sites in September 2021. An Air Quality Monitoring Plan has been agreed with Natural England for the collection of Nitrogen Dioxide (NO2) and Ammonia (NH3) emissions over the period 2021 to 2022. The Part 2 Plan will provide an appropriate stage and timescale to determine whether the planning policies are having (or could have) an adverse effect on the integrity (AEOI) of the relevant Protected Habitats Sites.</u></p>
MM26.	57	SP09	<p><i>Policy SP09 – Enhancement and Management of the Environment</i></p> <p>1. The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes, through detailed development management policies set out in the Plan, including environmental protection measures, such as biodiversity net gain and sustainable urban drainage systems.</p> <p>6.1 Cross-boundary mitigation of effects on Protected Habitats Sites</p> <p>2. Development that creates new dwelling(s) within the identified Protected Habitats Sites Mitigation Zone <u>should seek to avoid harm in the first instance. Where this is not possible, development will be required to demonstrate adverse effects on site integrity will be avoided from increased recreational pressure. Development consisting of over 50 dwellings will be required to demonstrate well-designed open space/green infrastructure, proportionate to its scale. Development will also be required to make appropriate contributions through legal agreements towards management projects and/or monitoring of visitor pressure and urban effects on Habitats Sites and be compliant with the HRA Recreational Disturbance and Avoidance Mitigation Strategy. Development will otherwise need to submit separate evidence of compliance with the Habitats Regulations Assessment HRA regarding predicted impacts upon relevant designated sites.</u></p> <p>6.2</p> <p>6.3 3. <u>All development that would have an impact on a Protected Habitats Site, will be required to embed mitigation measures to avoid adverse effect on integrity.</u></p> <p>6.4</p> <p>6.5 34. <u>All development proposals will be required to support and contribute to the Councils' project to maintain, enhance and protect biodiversity net gain, the networks of habitats and green infrastructure Through biodiversity net gain, all development will be required to protect and enhance biodiversity ensuring the measures are resilient to climate change.</u></p> <p>6.6 5. <u>Where the monitoring of air quality from traffic on roads within 200 metres of Protected Habitats Sites demonstrates an adverse effect on their integrity, then the Councils will address any mitigation measures required in the Part 2 Plan.</u></p>
MM27.	59	SP10	<p><i>Policy SP10 - Climate Change</i></p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>1. The Councils will: <u>require all development to mitigate and adapt to climate change by:</u></p> <p>6.1 a. Require all developments to take a proactive approach to mitigate and adapt to climate change, taking into account the long term implications for flood risk, coastal change, water supply, biodiversity and landscapes and visual impacts, and the risk of extreme winter and summer temperatures; overheating from rising temperatures; Proactive approaches may include sustainable construction techniques that regulate building temperatures, tree planting and shelter in public realms including public transport nodes and stops and biodiversity net gain.</p> <p>6.2 <u>b. a. Adopting a</u> sequential risk-based approach taking into account future-proofing measures for impacts of flooding;</p> <p>6.3 c. b. Encourage and promote <u>Conforming to</u> the principle of Holistic Water Management;</p> <p>6.4 d. c. Encourage and support <u>Applying existing and</u> innovative approaches to sustainable design <u>and construction; and</u></p> <p>6.5 e. d. Require proactive approaches and identify <u>Identifying opportunities, where appropriate,</u> to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.</p>
MM28.	62	LP01	<p><i>Policy LP01 Windfall development in hamlets and dwellings clusters</i> <u>Windfall infill housing development outside settlement boundaries</u></p> <p>1. Proposals for windfall <u>infill</u>¹⁸ development <u>outside settlement boundaries</u> within <u>where there is a cluster of at least 10 well related dwellings dwelling clusters</u>^{22]} and/or a defined hamlet may <u>will</u> be acceptable, subject to <u>compliance with</u> all the following criteria applied:</p> <p>a. It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets;</p> <p>b. It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence; and The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.</p> <p>c. The scale of development is infill only <u>would usually be for only one or two dwellings.</u> for a single dwelling and or pair of semi detached dwellings.</p> <p>d. Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.</p> <p>e. All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.</p>
MM29.	63	LP02	<p><i>Policy LP02 – Residential Annexes</i></p> <p>1) Proposals for residential annexe accommodation attached to the main dwelling may be considered favourably, providing the proposal is designed so that it can continue to be used as an ancillary and subordinate part to the main dwelling, without creating an independent dwelling and/or separate planning unit at present or in the future. <u>Residential annexes will be supported where the proposal:</u></p> <p><u>a. Is ancillary and subordinate in scale to the host dwelling;</u></p> <p><u>b. Does not involve the physical subdivision of the residential curtilage; and</u></p> <p><u>c. Is designed to easily allow for the annexe to be integrated later into the main dwelling as a single dwellinghouse when the need no longer exists.</u></p> <p>2) An annexe proposal not attached to the main dwelling must be subordinate in scale, form and mass from the main dwelling, and must contain a physical and/or functional link to the main dwelling, thereby ensuring an ancillary relationship with the main dwelling.</p> <p>3) Equally, the proposal must not create significant material consideration²⁴ issues for the main dwelling or proposed annexe, when assessed against other relevant policies.</p> <p>4) Where a proposal harms heritage assets the local planning authority will resist the proposal.</p> <p>5) The proposal would not cause the felling of or any damage to any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the locality.</p> <p>6) Proposals that are considered acceptable are required to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use (see sustainable construction and design policy).</p> <p>7) Where applicable, proposals must protect and enhance biodiversity and geodiversity affected by the development.</p> <p style="text-align: center;">6.1</p> <p>8) <u>2. Where proposals for residential such annexes proposal is are</u> considered acceptable, <u>planning agreement conditions or obligations</u> will be imposed to <u>restrict limit the</u> occupation of the <u>for use as an annexe, to person(s) related or similarly linked (such as immediate family related or</u></p>

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)
			<p><i>lawful relationship) to the occupants of the main dwelling and to prevent the future use of the annexe as a separate dwelling. When considered necessary by the LPA the requirement for a legal agreement may be necessary to make the development acceptable in planning terms and or the removal of permitted development rights</i></p>
MM30.	65	LP03	<p><i>Policy LP03 – Residential Extensions and Conversions</i></p> <p>1. <i>Proposals for development within the curtilage of existing dwellings, extensions to existing dwellings or conversions of buildings to ancillary residential use within the curtilage of residential dwellings curtilage may be permitted providing will be supported where they;:</i></p> <p>a. <i>Are in keeping with the size, scale, mass, design and materials of the existing dwelling and wider setting. Incorporate a high standard of design which maintains or enhances the character and appearance of the building, street scene and surroundings;</i></p> <p>b. <i>Will not result in over-development of the plot and will retain suitable amenity space. or within the curtilage or create an incongruous impact. The cumulative effects of a number of extensions or conversions within the plot to the existing dwelling or dwelling curtilage will be taken into account; regarded as a material consideration.</i></p> <p>c. <i>Incorporate good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings and reflects and respects the relationship of the site and its context setting and those of any adjoining properties.</i></p> <p>d. <i>c. Will not materially, unacceptably or detrimentally affect the amenities of neighbouring occupiers properties or adversely affect neighbouring commercial uses; and</i></p> <p>e. <i>Would not cause the felling of or any damage to any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the locality. Ecology/biodiversity may be a material consideration as part of the assessment.</i></p> <p>f. <i>d. Have safe vehicular access, and sufficient space remains available to park vehicles in the curtilage of the dwelling. Consideration will be given to any relevant parking standards that may need to be taken into consideration. Ensure sufficient parking spaces and turning spaces (where required) are retained or provided</i></p> <p>g. <i>Where a proposal affects and harms a heritage asset the local planning authority will resist the proposal.</i></p>
MM31.	66	LP04	<p><i>Policy LP04 - Replacement Dwellings and Conversions In The Countryside (Outside of Settlement Boundaries)</i></p> <p>1. <i>Proposals to replace an existing dwelling in the countryside or the conversion/erection of ancillary buildings or boundary treatments for such dwelling, may be permitted providing the proposal complies with policy (Residential extensions and conversions policy) criteria and in addition:</i></p> <p>a. <i>The design, size, scale, mass and materials of the resultant development must be compatible to the area's character and appearance and no more visually intrusive to that of the original dwelling to be replaced and must not significantly urbanise the plot or property curtilage.</i></p> <p>b. <i>The proposal must be well designed, sensitively integrated and respect any heritage value of the area including setting value.</i></p> <p>c. <i>The existing dwelling to be replaced must not be a listed building or a building of historic or architectural importance and merit or a non-designated heritage asset.</i></p> <p>d. <i>There must not be any increase in the number of dwellings on the site. If the proposal incorporates any increase in dwellings on the site consideration will need to be made to the Hamlets and Clusters of development in the countryside policy and settlement hierarchy policy.</i></p> <p>e. <i>The proposal must not take place on the best and most versatile agricultural land.</i></p> <p>f. <i>The original dwelling must have a lawful permanent residential use and be capable of residential occupation in its current condition and form before any acceptable approved alteration.</i></p> <p>1. Proposals for replacement dwellings will be supported where the building to be replaced has a lawful use as a permanent residential dwelling.</p> <p>2. Proposals for conversion of buildings to residential must demonstrate the structure is capable of accommodating the use and the development would reuse redundant or disused buildings and enhance its immediate setting.</p> <p>3. Additionally, proposals for replacement dwellings and/or conversions must:</p> <p>a. <i>Be of an appropriate scale and setting for the area, and use materials to achieve a high standard of design in response to the context, and the character and appearance of the surroundings;</i></p> <p>b. <i>Consider the amenity for both existing and for future occupiers;</i></p> <p>c. <i>Have safe and suitable access and parking;</i></p> <p>d. <i>Reuse redundant or disused buildings where possible; and</i></p> <p>e. <i>In sensitive areas not be more visually intrusive than the original building.</i></p>

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM32.	67	LP05	<p><i>Policy LP05 – Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries</i></p> <p>1. Within settlement boundaries, proposals to replace existing dwellings and sub-divide existing residential plots and garden curtilages to create a new dwelling providing the proposal complies with policy (Residential extensions and conversions policy) criteria the proposal will be permitted. Specifically, the proposal must provide and maintain:</p> <p>a. Good quality design that maintains and enhances the character and appearance of existing buildings, street scene and surrounding context.</p> <p>b. The proposal must not have unacceptable impact on the amenities of neighbouring occupiers or other properties.</p> <p>c. Acceptable private amenity and utility space compatible with the area’s context.</p> <p>d. Acceptable access and parking.</p> <p>e. Acceptable levels of amenity with reasonable access to light, privacy, free from unacceptable noise, odour, smoke, dust, light or any other pollutants and impacts.</p> <p>f. The proposal must not result in inappropriate sub-division of plots/curtilages that would be out of keeping with existing context.</p> <p>g. The proposal must not harm a listed building and/or its setting.</p>
MM33.	67	New Supporting Text and Policy	<p>New policy for Rural Worker Dwellings</p> <p>New supporting paragraphs for Rural Worker Dwellings, to be inserted after paragraph 13.18:</p> <p><u>Whilst planning policies should avoid the development of isolated homes in the countryside (NPPF, 2021, Para. 80), in certain circumstances such development may be appropriate, such as when there is an essential need to provide accommodation for a rural worker.</u></p> <p><u>Policy LP05 – Rural Worker Dwellings</u></p> <p><u>1. Where residential accommodation for a rural worker, outside settlement boundaries, is proposed, it must demonstrate the following:</u></p> <p><u>a. The essential need for residential accommodation to be located with the existing or proposed use;</u></p> <p><u>b. There being no other suitable building(s) or nearby available residential accommodation to serve the proposal;</u></p> <p><u>c. The enterprise has been established for at least three years and there is an agreed sustainable business plan to ensure the enterprise will remain financially viable for the foreseeable future;</u></p> <p><u>d. New permanent accommodation can only be justified if the enterprise is economically viable and is likely to remain viable for the foreseeable future. Where the business has not been established long enough to demonstrate financial soundness, permission may be granted for a temporary dwelling in the form of a residential caravan, mobile home or other prefabricated structure which can easily be dismantled and removed from the site;</u></p> <p><u>e. The residential accommodation is proportionate in scale to the use proposed; and</u></p> <p><u>f. The proposal must not have an unacceptable impact on highway safety.</u></p>
MM34.	70	LP06	<p><i>Policy LP06 – Mix and type of composition</i></p> <p>1. For all major housing development proposals for ten units or more, or sites of 0.5ha or more, including supported and special needs housing, the scheme composition:</p> <p>a. Must accommodate 35% affordable housing to meet affordable housing need.</p> <p>b. Must accommodate 50% of the dwellings which meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).</p> <p>c. Will be expected to reflect the mix and type (including bungalows) of housing needs identified in the most relevant district needs assessment evidence supported by the Council. Any bungalows provided will be required to remain in perpetuity through the removal of permitted development rights. Therefore, it may be necessary for the Local Planning Authority to apply conditions and/or request in a planning obligation/legal agreement.</p>

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM35.	70	New LP06	<p><u><i>Policy LP06 – Mix and type of composition</i></u> <u>Supported and Special Needs Housing</u></p> <p>1. Proposals for supported and special needs housing will be supported where they:</p> <p>a. Are located within a settlement boundary and where there is good access to services and facilities, especially health services and public transport;</p> <p>b. Have access to open space designed to meet the needs of residents;</p> <p>c. Have a high quality of design that meets the specific needs of the intended occupiers and is sympathetic to the surrounding townscape and/or landscape; and</p> <p>d. Meet as a minimum, the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).</p>
MM36.	70	LP07	<p><i>Policy LP07 – Supported and Special Needs Housing</i></p> <p>1) Proposals for supported and special needs housing, including extensions, conversions and new developments, will be supported where they are:</p> <p>a) Located on sites appropriate for residential development.</p> <p>b) Within well located areas and connected to the urban areas or main core villages that have sufficient access to local services and facilities (particularly health services) and public transport for long-term sustainability.</p> <p>c) Have sufficient amenity standard, including access to open space for the residents.</p> <p>d) Well designed to a high quality standard and meet any special needs of the residents of the property and is sympathetic to the surrounding townscape and/or landscape.</p> <p>e) Give special regard to protecting and enhancing biodiversity and geodiversity affected by the proposal.</p> <p>f) Ensures heritage assets and their settings are maintained, protected and enhanced.</p> <p>g) Meets adequate shared facility standards.</p> <p>h) Meets the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant legislation that supersedes and replaces).</p> <p>2) If bungalows, the proposal will be required to remain in perpetuity through the removal of permitted development rights. Therefore, it may be necessary for the Local Planning Authority to apply conditions and/or request planning obligation/legal agreement.</p> <p>3) Adopted Neighbourhood Plans may choose to set out an approach to help influence housing type and mix specific to the local area. Equally, necessary regard will also need to be had to the Plan and any supporting evidence to ensure the local housing needs of the district are adequately met. Any local aspirations not compatible with the district's plan-led approach will not be supported.</p>
MM37.	72	Policy LP08	<p><u><i>Policy LP0807 – Affordable, community</i></u> <u>Community-led and rural exception housing</u></p> <p>1. Affordable housing:</p> <p>a) Is expected to be delivered on-site, unless it can be demonstrated in exceptional circumstances, that it is not feasible or practical to provide the units on-site in which case it may be agreed that a commuted sum could be paid towards off-site affordable housing provision.</p> <p>b) Should be tenure blind when being designed and integrated within a development that contains other types of housing (for example, market housing).</p> <p>c) Must be upheld by avoiding proposals that create artificial or contrived subdivision of a site to circumvent requirements. If there is reasonable expectation of adjoining land coming forward for housing development, the Council will take account of the whole contiguous site area when calculating what affordable housing is required. Affordable housing will also be sought where a site is capable of accommodating the stated requirement thresholds.</p>

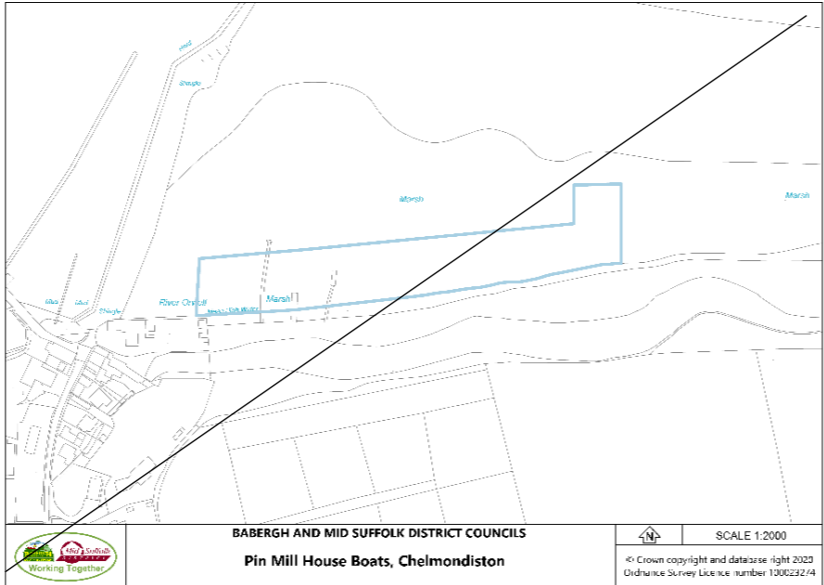
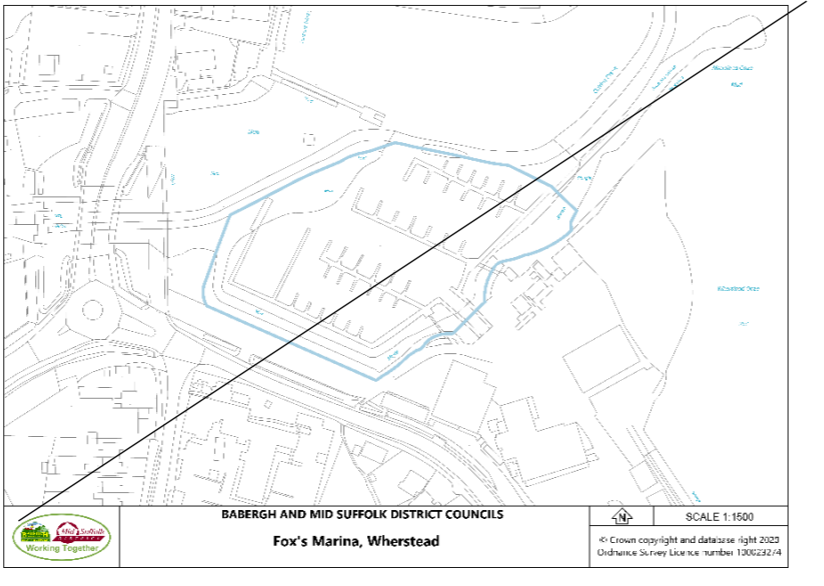
1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>d) The Local Planning Authority will use planning obligations or legal agreements to secure and deliver affordable housing to ensure the benefit of affordable housing will be enjoyed by successive occupiers. Where affordable housing cannot be secured in perpetuity, it will be expected for the funds to be ringfenced for reinvestment back into affordable housing provision¹³².</p> <p>2. Community Led Housing proposals must demonstrate that:</p> <p>a) The scheme was initiated by, and is being led by a legitimate local community group such as a Parish Council or Community Land Trust; and</p> <p>b) The scheme has general community support, with evidence of meaningful public engagement.</p> <p>3. Rural Exception Housing Up to 35% of market housing on rural exception sites will be supported, only where it is financially necessary in order to secure and deliver additional local affordable housing. A financial appraisal must be submitted to evidence the need for open market housing to cross-subsidise affordable housing on the rural exception site.</p> <p><u>1. Community-Led Housing proposals must demonstrate that:</u></p> <p>6.1</p> <p><u>a. The scheme was initiated by, and is being led by, a legitimate local community group; and</u></p> <p><u>b. The scheme has general community support.</u></p> <p>6.2</p> <p><u>2. A Rural Exception Site scheme must demonstrate that it is well-connected to an existing settlement and proportionate in size to it.</u></p> <p>6.3</p> <p><u>3. Rural Exception Site housing proposals including an element of open market housing must be supported by a viability assessment which convincingly demonstrates that the open market housing is the minimum necessary to cross-subsidise the affordable housing. Proposals including more than 35% open market housing will not be permitted.</u></p>
MM38.	73	13.43 – 13.51	<p>7 LP09 – Provision for Gypsy and Traveller and Travelling Showpeople</p> <p>— Policy background and explanation</p> <p>13.43 National planning policy for Gypsies and Travellers is set out in Planning Policy for Traveller Sites (2015) and requires planning authorities to use their evidence to plan positively to meet the needs of Gypsies and Travellers and Travelling Showpeople.</p> <p>13.44 Gypsies and Travellers are defined for planning purposes within the Planning Policy for Travellers Sites (2015) as:</p> <p>‘Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.</p> <p>In determining whether persons are ‘gypsies and travellers’ for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:</p> <p>a) whether they previously led a nomadic habit of life</p> <p>b) the reasons for ceasing their nomadic habit of life</p> <p>c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.’</p> <p>13.45 Travelling Showpeople are defined within the Planning Policy for Travellers Sites (2015) as:</p>

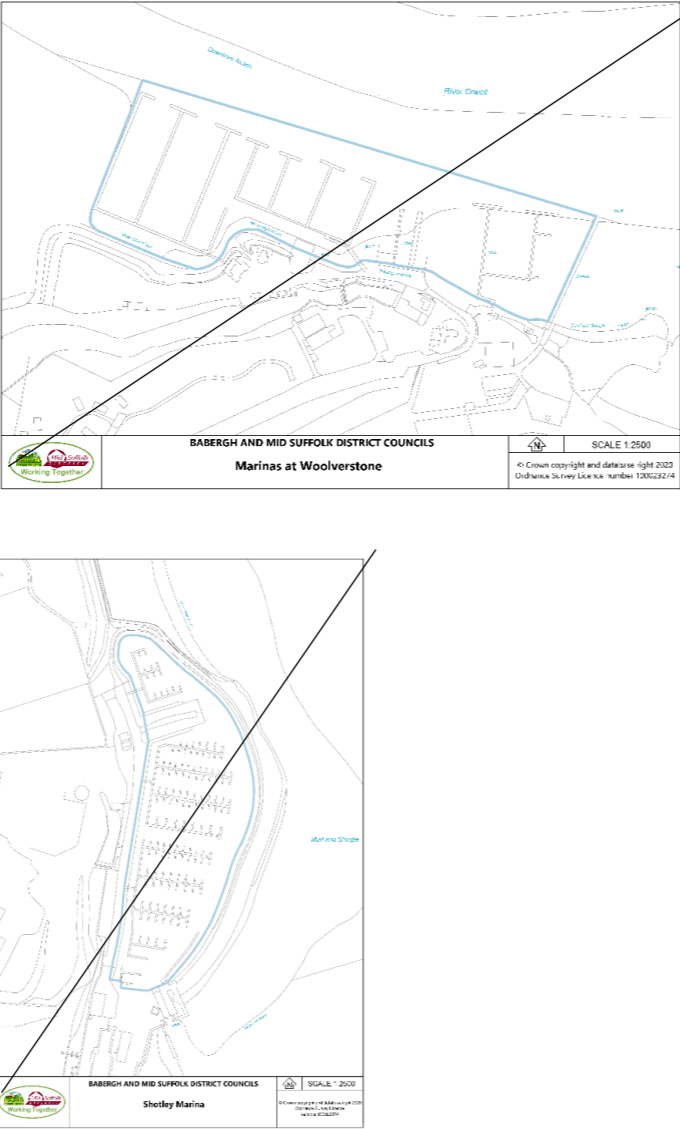
1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)																																																		
			<p><i>'Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.'</i></p> <p>13.46 All allocated sites must have a project level HRA if they are within the zone of influence of coastal habitat sites. This will also identify whether allocated sites will result in a likely significant effect to functionally linked land and water quality, and will determine whether further mitigation is required. Where relevant, project level Habitat Regulation Assessments (HRA), Construction Environment Management Plans (CEMP) and lighting design schemes will be required for planning applications.</p> <p>13.47 The jointly commissioned Ipswich Housing Market Area Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) (May 2017) identifies for Gypsy and Traveller provision Babergh is in need for 1 permanent Gypsy and Traveller pitch and Mid Suffolk is in need for 9 permanent Gypsy and Traveller pitches in the Plan period (a pitch is an area on a site developed for a family unit to live). Each authority is to meet the needs in respect of Gypsy and Traveller accommodation within their own areas.</p> <p>13.48 The following data shows existing Gypsy and Traveller data since 2016, which includes Gypsy, Traveller and Travelling Showpeople. All of which is in private ownership.</p> <p style="text-align: center;">Babergh Five Year Estimate of the Need for Permanent/ Residential Site Pitches (2016-2021)</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td>1) Current occupied permanent / residential site pitches</td> <td style="text-align: right;">1</td> </tr> <tr> <td colspan="2"><i>Current residential supply</i></td> </tr> <tr> <td>2) Number of unused residential pitches available</td> <td style="text-align: right;">0</td> </tr> <tr> <td>3) Number of existing pitches expected to become vacant through mortality 2016-2021</td> <td style="text-align: right;">0</td> </tr> <tr> <td>4) Number of family units on sites expected to leave the area in the next 5 years</td> <td style="text-align: right;">0</td> </tr> <tr> <td>5) Number of family units on sites expected to move into housing in the next 5 years</td> <td style="text-align: right;">0</td> </tr> <tr> <td>6) Residential pitches planned to be built or to be brought back into use 2016-2021</td> <td style="text-align: right;">0</td> </tr> <tr> <td>7) Less pitches with temporary planning permission</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Supply</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="2"><i>Current residential need: Pitches</i></td> </tr> <tr> <td>8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12</td> <td style="text-align: right;">0</td> </tr> <tr> <td>9) Family units on unauthorised encampments requiring residential pitches in the area</td> <td style="text-align: right;">0</td> </tr> <tr> <td>10) Family units on unauthorised developments requiring residential pitches in the area</td> <td style="text-align: right;">0</td> </tr> <tr> <td>11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit</td> <td style="text-align: right;">0</td> </tr> <tr> <td>12) New family units expected to arrive from elsewhere</td> <td style="text-align: right;">0</td> </tr> <tr> <td>13) New family formations expected to arise from within existing family units on sites</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Need</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="2"><i>Current residential need: Housing</i></td> </tr> <tr> <td>14) Family units in housing but with a psychological aversion to housed accommodation</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Need</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="2"><i>Balance of Need and Supply</i></td> </tr> <tr> <td>Total Need</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Less total supply</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Additional Pitch Requirement</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Annualised Additional Pitch Requirement</td> <td style="text-align: right;">0</td> </tr> </table>	1) Current occupied permanent / residential site pitches	1	<i>Current residential supply</i>		2) Number of unused residential pitches available	0	3) Number of existing pitches expected to become vacant through mortality 2016-2021	0	4) Number of family units on sites expected to leave the area in the next 5 years	0	5) Number of family units on sites expected to move into housing in the next 5 years	0	6) Residential pitches planned to be built or to be brought back into use 2016-2021	0	7) Less pitches with temporary planning permission	0	Total Supply	0	<i>Current residential need: Pitches</i>		8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	0	9) Family units on unauthorised encampments requiring residential pitches in the area	0	10) Family units on unauthorised developments requiring residential pitches in the area	0	11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	0	12) New family units expected to arrive from elsewhere	0	13) New family formations expected to arise from within existing family units on sites	0	Total Need	0	<i>Current residential need: Housing</i>		14) Family units in housing but with a psychological aversion to housed accommodation	0	Total Need	0	<i>Balance of Need and Supply</i>		Total Need	0	Less total supply	0	Total Additional Pitch Requirement	0	Annualised Additional Pitch Requirement	0
1) Current occupied permanent / residential site pitches	1																																																				
<i>Current residential supply</i>																																																					
2) Number of unused residential pitches available	0																																																				
3) Number of existing pitches expected to become vacant through mortality 2016-2021	0																																																				
4) Number of family units on sites expected to leave the area in the next 5 years	0																																																				
5) Number of family units on sites expected to move into housing in the next 5 years	0																																																				
6) Residential pitches planned to be built or to be brought back into use 2016-2021	0																																																				
7) Less pitches with temporary planning permission	0																																																				
Total Supply	0																																																				
<i>Current residential need: Pitches</i>																																																					
8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	0																																																				
9) Family units on unauthorised encampments requiring residential pitches in the area	0																																																				
10) Family units on unauthorised developments requiring residential pitches in the area	0																																																				
11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	0																																																				
12) New family units expected to arrive from elsewhere	0																																																				
13) New family formations expected to arise from within existing family units on sites	0																																																				
Total Need	0																																																				
<i>Current residential need: Housing</i>																																																					
14) Family units in housing but with a psychological aversion to housed accommodation	0																																																				
Total Need	0																																																				
<i>Balance of Need and Supply</i>																																																					
Total Need	0																																																				
Less total supply	0																																																				
Total Additional Pitch Requirement	0																																																				
Annualised Additional Pitch Requirement	0																																																				

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>																																																																																		
			<p>Source: ANA 2017</p> <p style="text-align: center;">Babergh Twenty Year Summary (2016-2036)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Base Numbers 2016</th> <th style="text-align: center;">Additional need 2016- 2021</th> <th style="text-align: center;">Additional need 2021- 2026</th> <th style="text-align: center;">Additional need 2026- 2031</th> <th style="text-align: center;">Additional need 2031- 2036</th> <th style="text-align: center;">Additional need 2016-2036</th> <th style="text-align: center;">Numbers as at 2036</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">Residential pitches</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> </tr> </tbody> </table> <p>Source: ANA 2017</p> <p style="text-align: center;">Mid Suffolk Five Year Estimate of the Need for Permanent Residential Site Pitches (2016-2021)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>1) Current occupied permanent / residential site pitches</td> <td style="text-align: right;">38</td> </tr> <tr> <td colspan="2"><i>Current residential supply</i></td> </tr> <tr> <td>2) Number of unused residential pitches available</td> <td style="text-align: right;">24</td> </tr> <tr> <td>3) Number of existing pitches expected to become vacant through mortality 2016-2021</td> <td style="text-align: right;">1</td> </tr> <tr> <td>4) Number of family units on sites expected to leave the area in the next 5 years</td> <td style="text-align: right;">0</td> </tr> <tr> <td>5) Number of family units on sites expected to move into housing in the next 5 years</td> <td style="text-align: right;">2</td> </tr> <tr> <td>6) Residential pitches planned to be built or to be brought back into use 2016-2021</td> <td style="text-align: right;">3</td> </tr> <tr> <td>7) Less pitches with temporary planning permission</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Total Supply</td> <td style="text-align: right;">28</td> </tr> <tr> <td colspan="2"><i>Current residential need: Pitches</i></td> </tr> <tr> <td>8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12</td> <td style="text-align: right;">7</td> </tr> <tr> <td>9) Family units on unauthorised encampments requiring residential pitches in the area</td> <td style="text-align: right;">0</td> </tr> <tr> <td>10) Family units on unauthorised developments requiring residential pitches in the area</td> <td style="text-align: right;">0</td> </tr> <tr> <td>11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit</td> <td style="text-align: right;">1</td> </tr> <tr> <td>12) New family units expected to arrive from elsewhere</td> <td style="text-align: right;">0</td> </tr> <tr> <td>13) New family formations expected to arise from within existing family units on sites</td> <td style="text-align: right;">9</td> </tr> <tr> <td>Total Need</td> <td style="text-align: right;">17</td> </tr> <tr> <td colspan="2"><i>Current residential need: Housing</i></td> </tr> <tr> <td>14) Family units in housing but with a psychological aversion to housed accommodation</td> <td style="text-align: right;">6</td> </tr> <tr> <td>Total Need</td> <td style="text-align: right;">23</td> </tr> <tr> <td colspan="2"><i>Balance of Need and Supply</i></td> </tr> <tr> <td>Total Need</td> <td style="text-align: right;">23</td> </tr> <tr> <td>Less total supply</td> <td style="text-align: right;">28</td> </tr> <tr> <td>Total Additional Pitch Requirement</td> <td style="text-align: right;">-5</td> </tr> <tr> <td>Annualised Additional Pitch Requirement</td> <td style="text-align: right;">-1</td> </tr> </tbody> </table> <p>Source: ANA 2017</p> <p style="text-align: center;">Mid Suffolk Twenty Year Summary (2016-2036)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Base Numbers 2016</th> <th style="text-align: center;">Additional need 2016- 2021</th> <th style="text-align: center;">Additional need 2021- 2026</th> <th style="text-align: center;">Additional need 2026- 2031</th> <th style="text-align: center;">Additional need 2031- 2036</th> <th style="text-align: center;">Additional need 2016-2036</th> <th style="text-align: center;">Numbers as at 2036</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">Residential pitches</td> <td style="text-align: center;">62 (41)**</td> <td style="text-align: center;">-5 (16)**</td> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">9 (30)**</td> <td style="text-align: center;">74*</td> </tr> </tbody> </table> <p>Source: ANA 2017</p> <p><i>*Includes the development of 3 potentials 2016-21</i></p>		Base Numbers 2016	Additional need 2016- 2021	Additional need 2021- 2026	Additional need 2026- 2031	Additional need 2031- 2036	Additional need 2016-2036	Numbers as at 2036	Residential pitches	1	0	0	0	1	1	2	1) Current occupied permanent / residential site pitches	38	<i>Current residential supply</i>		2) Number of unused residential pitches available	24	3) Number of existing pitches expected to become vacant through mortality 2016-2021	1	4) Number of family units on sites expected to leave the area in the next 5 years	0	5) Number of family units on sites expected to move into housing in the next 5 years	2	6) Residential pitches planned to be built or to be brought back into use 2016-2021	3	7) Less pitches with temporary planning permission	2	Total Supply	28	<i>Current residential need: Pitches</i>		8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	7	9) Family units on unauthorised encampments requiring residential pitches in the area	0	10) Family units on unauthorised developments requiring residential pitches in the area	0	11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	1	12) New family units expected to arrive from elsewhere	0	13) New family formations expected to arise from within existing family units on sites	9	Total Need	17	<i>Current residential need: Housing</i>		14) Family units in housing but with a psychological aversion to housed accommodation	6	Total Need	23	<i>Balance of Need and Supply</i>		Total Need	23	Less total supply	28	Total Additional Pitch Requirement	-5	Annualised Additional Pitch Requirement	-1		Base Numbers 2016	Additional need 2016- 2021	Additional need 2021- 2026	Additional need 2026- 2031	Additional need 2031- 2036	Additional need 2016-2036	Numbers as at 2036	Residential pitches	62 (41)**	-5 (16)**	4	5	5	9 (30)**	74*
	Base Numbers 2016	Additional need 2016- 2021	Additional need 2021- 2026	Additional need 2026- 2031	Additional need 2031- 2036	Additional need 2016-2036	Numbers as at 2036																																																																														
Residential pitches	1	0	0	0	1	1	2																																																																														
1) Current occupied permanent / residential site pitches	38																																																																																				
<i>Current residential supply</i>																																																																																					
2) Number of unused residential pitches available	24																																																																																				
3) Number of existing pitches expected to become vacant through mortality 2016-2021	1																																																																																				
4) Number of family units on sites expected to leave the area in the next 5 years	0																																																																																				
5) Number of family units on sites expected to move into housing in the next 5 years	2																																																																																				
6) Residential pitches planned to be built or to be brought back into use 2016-2021	3																																																																																				
7) Less pitches with temporary planning permission	2																																																																																				
Total Supply	28																																																																																				
<i>Current residential need: Pitches</i>																																																																																					
8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	7																																																																																				
9) Family units on unauthorised encampments requiring residential pitches in the area	0																																																																																				
10) Family units on unauthorised developments requiring residential pitches in the area	0																																																																																				
11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	1																																																																																				
12) New family units expected to arrive from elsewhere	0																																																																																				
13) New family formations expected to arise from within existing family units on sites	9																																																																																				
Total Need	17																																																																																				
<i>Current residential need: Housing</i>																																																																																					
14) Family units in housing but with a psychological aversion to housed accommodation	6																																																																																				
Total Need	23																																																																																				
<i>Balance of Need and Supply</i>																																																																																					
Total Need	23																																																																																				
Less total supply	28																																																																																				
Total Additional Pitch Requirement	-5																																																																																				
Annualised Additional Pitch Requirement	-1																																																																																				
	Base Numbers 2016	Additional need 2016- 2021	Additional need 2021- 2026	Additional need 2026- 2031	Additional need 2031- 2036	Additional need 2016-2036	Numbers as at 2036																																																																														
Residential pitches	62 (41)**	-5 (16)**	4	5	5	9 (30)**	74*																																																																														

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>												
			<p>**The figures in brackets in the table above are based on a possible scenario of 21 pitches not being available. However, since the Accommodation Needs Assessment (ANA) evidence was produced the 21 pitches are available. In accordance with the Babergh and Mid-Suffolk Gypsy and Traveller monitoring of January 2020, there are currently 88 pitches in Mid-Suffolk.</p> <p>The data in the table above includes temporary planning permissions and unauthorised developments.</p> <p><u>Definitions of Gypsy and Traveller uses:</u></p> <ul style="list-style-type: none"> • 'Plots' refer to Travelling Showpeople only • 'Pitches' refer to Gypsies and Travellers only <p>13.49 Both districts have regular incidents of unauthorised encampments with major transport links influencing the pattern of occupation. Accommodation needs from unauthorised encampments was considered separately and this information is as follows some of which are subject to enforcement action.</p> <table border="1" data-bbox="1219 821 2368 1073" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;">Unauthorised sites in 2016</th> <th style="text-align: center;">Unauthorised sites in 2017</th> <th style="text-align: center;">Unauthorised sites in 2018</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Babergh District</td> <td style="text-align: center;">12</td> <td style="text-align: center;">9</td> <td style="text-align: center;">5</td> </tr> <tr> <td style="text-align: center;">Mid-Suffolk District</td> <td style="text-align: center;">7</td> <td style="text-align: center;">11</td> <td style="text-align: center;">16</td> </tr> </tbody> </table> <p style="text-align: center;"><i>Source: ANA 2017</i></p> <p>13.50 Proposals for do not meet the current Travellers or Travelling Showpeople would be considered under the other relevant housing policies, including Policy on Moorings, Marinas and Houseboats. accommodation for those who definition of Gypsies and</p> <p>13.51 Proposals for new sites for Gypsies and Travellers or Travelling Showpeople would be considered under all relevant environmental policies, including Policy on Biodiversity</p>		Unauthorised sites in 2016	Unauthorised sites in 2017	Unauthorised sites in 2018	Babergh District	12	9	5	Mid-Suffolk District	7	11	16
	Unauthorised sites in 2016	Unauthorised sites in 2017	Unauthorised sites in 2018												
Babergh District	12	9	5												
Mid-Suffolk District	7	11	16												
MM39.	77	Policy LP09	<p>Policy LP09 deleted</p> <p style="text-align: center;">Policy LP09 Provision for Gypsy and Traveller and Travelling Showpeople</p> <ol style="list-style-type: none"> 1. The Councils will work with partner agencies to identify suitable permanent and transit pitches to meet the needs identified in an up to date needs assessment. 2. The principle for Traveller development will be considered as with other residential development in other policies*, and having regard to the following considerations: <ol style="list-style-type: none"> a. The need for pitches in the District as evidenced in an up to date needs assessment, and the availability of deliverable sites. The site choice must be the result of a sequential search. Land ownership limitations are not a reason to justify selection above other sustainability criteria; b. The site shall not dominate the nearest settled community; c. The site is well related to local services and facilities (particularly medical services and schools), preferably by means other than the private vehicle (e.g. car); d. The site is designed with regard to established design guidance documents and best practice; e. The proposal must not cause any detrimental affects to amenity. For example (but not limited to) noise, light and water pollution. f. Special regard shall be given to protecting and enhancing landscape, biodiversity and geodiversity affected by the proposal. g. Any employment use on the site is compatible with residential and local amenity; h. The proposal must ensure heritage assets and their settings are maintained, protected and enhanced where the opportunity arises. i. The proposal must not result in loss of best and most versatile agricultural land. 												

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>3. The Council will prepare a project level Habitat Regulation Assessment (HRA) to assess the likely impacts from development if proposed sites are situated within the SSSI zone of influence of Habitat Sites.</p> <p>4. Conditions will normally be applied to limit the number of pitches/plots on the site, or to safeguard occupancy by the Gypsy/Traveller community.</p> <p>* Neighbourhood Plans may allocate sites for Gypsy and Traveller use.</p>
MM40.	78	Policy LP10 and associated maps.	<p>Policy LP10 deleted as well as maps for Pin Mill House Boats, Chelmondiston; Fox's Marina, Wherstead; Marinas at Woolverstone; Shotley Marina.</p> <p>— LP10 — Moorings, Marinas and Houseboats</p> <p>1. Outside of the defined moorings and marinas located at Pin Mill, Woolverstone, Shotley and Fox's at Wherstead, there will be no introduction or extension of moorings, marinas and houseboats or the ancillary land based activities across the Stour and Orwell estuaries SPA and Ramsar site (Suffolk Coast RAMS zone of influence).</p> <p>2. Within the defined moorings and marinas, planning permission will only be granted if all of the following criteria are met to the satisfaction of the LPA:</p> <p>a) The proposal will not result in any adverse effect (either through construction and or operation) on the integrity of the Stour and Orwell SPA and Ramsar sites and the Suffolk Coast and Heath AONB. If planning permission is granted a CEMP must be agreed prior to commencement of development to demonstrate mitigation of construction impacts.</p> <p>b) The proposal must demonstrate appropriate measures to ensure there is no risk of deterioration in Water Framework Directive (WFD) status for the River Stour and Orwell.</p> <p>2) A project level HRA will be required for each houseboat planning application and all proposals will need to demonstrate acceptable environmental protection measures and a Construction and Environment Management Plan will be required.</p> <p>7.1 a) If planning permission is granted a Construction Environment Management Plan must be agreed prior to commencement of development to demonstrate mitigation of construction impacts.</p> <p>b) Additionally, for houseboat proposals within the defined area of Pin Mill, Chelmondiston:</p> <p>i. The total number of houseboats is no greater than 28 units.</p> <p>ii. The vessels must be river worthy and capable of floating</p> <p>iii. Access must be via a jetty</p> <p>iv. The boat is secured to the access jetty and or a mooring post.</p> <p>v. The applicant enters into a legal agreement for the removal of any vessel that becomes unfit for habitation or is abandoned.</p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<div style="text-align: center;">  <p>Map showing the location of Pin Mill House Boats in Chelmondiston. The map includes a blue outline of the boat area, a north arrow, and a scale of 1:2000. The title is 'BABERGH AND MID SUFFOLK DISTRICT COUNCILS Pin Mill House Boats, Chelmondiston'. Copyright information: © Crown copyright and database right 2023. Ordnance Survey Licence number 100023274.</p> </div> <div style="text-align: center;">  <p>Map showing the location of Fox's Marina in Wierstead. The map includes a blue outline of the marina area, a north arrow, and a scale of 1:1500. The title is 'BABERGH AND MID SUFFOLK DISTRICT COUNCILS Fox's Marina, Wierstead'. Copyright information: © Crown copyright and database right 2023. Ordnance Survey Licence number 100023274.</p> </div>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)</p>
			
MM41.	82	LP11	<p style="text-align: center;"><i>8</i></p> <p style="text-align: center;">Policy LP11 <u>LP08</u> – Self-Build and Custom-Build</p> <ol style="list-style-type: none"> 1. The Councils will support proposals for self-build/custom-build housing or proposals that make a proportion of serviced dwelling plots available for sale to self-builders or custom builders, on appropriate sites and where in accordance compliance with all other relevant policies of in this the Plan. in accordance with all other relevant policies of <u>in this the Plan.</u> 2. Special protection must be given to the landscape, biodiversity and the historic environment. 3. The proposal must not cause significant harm to residential amenity. 4. The proposal must minimise the impact of development on climate change and will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.
MM42.	84	LP12	<p style="text-align: center;">Policy LP12 <u>LP09</u> – Supporting A Prosperous Economy Employment Development</p> <ol style="list-style-type: none"> 1. Proposals for employment use must: <ol style="list-style-type: none"> a. Be sensitive to the surroundings, including any residential and other amenity, landscape and heritage assets; b. Demonstrates a high quality standard of sustainable design; a high quality <u>standard of sustainable design;</u>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>c. Minimise impact from development on climate change through the implementation of sustainable construction practices and /or renewable energy technologies;</p> <p>d. Maximise the use of sustainable and active modes of transport through footpath and cycle route improvements as part of development, or to be sited where it can be easily accessed by public transport;</p> <p>e. Provide adequate servicing, access and off-road parking for its type, mix, use and location;</p> <p>f. <u>c.</u> Where necessary, provide contributions to the enhancement of the digital infrastructure network; <u>and</u></p> <p>g. <u>d.</u> Have good highway access and not have severe impact on highway network Demonstrate a safe and suitable access for all users, sufficient on-site parking and that it will not have a severe impact on the road network.</p> <p>h. Protect and enhance biodiversity and geodiversity affected by the development.</p> <p>2. Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E on the strategic employment sites will be considered on their individual merits. This will apply to all unimplemented extant relevant permissions (prior to September 2020) whether in full or in part. Prior to submission applicants should engage with the LPA to agree the required assessment work in support of any proposal.</p> <p>3. 2. Change of use to small scale employment <u>within a</u> use, predominantly residential curtilage, is supported where:</p> <p>a. There is <u>are</u> no direct sales from the site;</p> <p>b. The direct and indirect effects of the scale of the business activity, including the employment of non-residents at the business, must remain incidental to the overall use of the site for residential purposes;</p> <p>c. The hours of operation are compatible with residential use; and</p> <p>d. The business does not involve significant <u>create</u> noise, dust, fumes or other emissions, outdoor storage or frequent delivery/collection (more than twice daily) <u>that are likely to give rise to significant adverse impacts on health, quality of life or local amenity.</u> -which could adversely affect local amenity.</p>
MM43.	85	LP13	<p>Policy LP13 <u>LP10</u> – Safeguarding Economic Opportunities <u>Change from Employment Uses</u></p> <p>1. In order to protect the operation of existing businesses, proposals for development in the vicinity of land and premises in lawful business, commercial and employment activity may only be approved where such activity would not be compromised through amenity conflicts arising from the proposed development. <u>sustain a suitable land supply to meet economic demands, proposals for development will only be approved where the proposal would not compromise ongoing employment use(s).</u></p> <p>8.1</p> <p>2. The Councils shall resist the loss of identified employment sites, as well as other land and premises in lawful employment/commercial use. Proposals that would lead to the full or partial loss of employment sites or premises will be required to demonstrate:</p> <p>8.2</p> <p>a. That the possibility of re-using or redeveloping the land for other commercial, employment, business or community uses²³² have been explored by a period of sustained marketing <u>normally</u> for 6 months by an independent qualified assessor. This must be undertaken at a realistic asking price, on a range of terms and in an appropriate format. The approach for the marketing campaign must be agreed by the <u>relevant Development Management case officer from the outset LPA; and</u></p> <p>b. The proposal would not give rise to amenity conflicts with existing or proposed employment uses/activities in the vicinity of the site.</p> <p>3. Where relocation of an employment site is proposed which would result in full or partial loss of the existing employment site to an alternative use the proposer will need to demonstrate That there would be an overriding environmental or community benefit from redevelopment or change to another business or community use, which outweighs the benefit of the current employment use continuing. In this situation the Council may also seek contributions to help offset the economic impact of the loss of business opportunities. Contributions may include any combination of:</p> <p>a. Alternative land or premises;</p> <p>b. Financial contributions towards infrastructure installations to enable the delivery of replacement employment premises on Strategic Employment Sites;</p> <p>c. Financial contributions towards skills, training and qualifications for displaced employees.</p>
MM44.	86	LP14	<p>Policy LP14 <u>LP11</u> – <u>Retail and Town Centres</u> and retail</p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)</p>
			<ol style="list-style-type: none"> 1. Within Town Centre Boundaries²⁴³ <u>as defined on the Policies Map</u> consideration is given to ensuring that development proposals <u>should normally seek to ensure they</u> do not eliminate separate access arrangements to upper floorspace, which could be used for residential, community or employment uses. <ol style="list-style-type: none"> 8.1 2. To maintain vitality and viability of town centres, proposals: <ol style="list-style-type: none"> 8.2 <ol style="list-style-type: none"> a. That include 'above the shop' homes, and/or a mix of retail and other leisure and cultural activity, including support for the evening economy, and improvements to the public realm (such as tree planting and green infrastructure) will be encouraged. b. That ensure new and existing open spaces, community facilities, including meeting places that are accessible to all, will be supported <u>encouraged</u> in principle. 3. Out of Town Centre Applications <ol style="list-style-type: none"> 8.3 Where an application for Class E (retail and leisure development) outside of town centre boundaries, is in excess of 2,500m² 400m², an impact assessment will be required. A sequential test in accordance with the NPPF will be applied for any applications for main town centre uses, <u>which are neither in an existing centre nor in accordance with an up-to-date plan, including Neighbourhood Plans where relevant.</u> Applications which would <u>fail the sequential test or are likely to</u> have a significant adverse impact on the vitality and viability of nearby centres will not be supported.
MM45.	87	LP15	<p><i>Policy LP15 <u>LP12</u> - Tourism and Leisure</i></p> <ol style="list-style-type: none"> 1. Proposals for new tourism and leisure facilities, or improvements/extensions to existing facilities, will be supported where they: <u>proposal(s):</u> <ol style="list-style-type: none"> a. Enhance<u>Improve</u> the Ddistrict's' ability to attract and cater for visitors, increase local employment opportunities, <u>enhance the vitality of places</u> and provide for environmental improvements; b. Improve the range, quality and accessibility of facilities; c. Are accessible by public transport and facilitates walking and cycling, <u>whilst providing appropriate parking and access, and ensuring the associated traffic movement would not compromise highway safety;</u> d. Includes facilities which are open to the wider community, to enhance both accessibility and the range of facilities available; e. Uses brownfield land and or avoids the best and most versatile agricultural land. f. Enhances the vitality and viability of settlement centres g. Protects the landscape, biodiversity and the historic environment. e. <u>Respect the character of the landscape by having regard to landscape guidance that supports the development plan; and</u> f. <u>Follow a hierarchy of seeking firstly to avoid impacts, secondly mitigating for impacts so as to make them insignificant on the local ecology, biodiversity, trees and hedgerows, or thirdly as a last resort compensate for losses that cannot be avoided or mitigated.</u> 2. In addition to the criteria above, proposals in the countryside <u>outside settlement boundaries</u> may be supported where the proposal: <ol style="list-style-type: none"> a. Increases access, enjoyment and interpretation of the countryside, appropriately, sensitively and sustainably; b. Provides appropriate parking and access and ensures the associated traffic movement would not compromise highway safety; e. <u>b.</u> Improves accessibility for existing settlements <u>places</u>, which are not well served by public transport; <u>and</u> d. Reflects the intrinsic quality and respects the character of the countryside by having regard to the Councils Landscape Guidance and any other relevant documents endorsed by the LPA; e. The proposal must follow a hierarchy of seeking firstly to avoid impacts, mitigate for impacts so as to make them insignificant on the local ecology, biodiversity, trees and hedgerows, or as a last resort compensate for losses that cannot be avoided or mitigated for; f. <u>c.</u> Is of an appropriate scale for their context.; <u>and</u> g. Safeguarding and where possible enhancing the historic interest of the asset including its setting.
MM46.	88	LP16	<p><i>Policy LP16 <u>LP13</u> - Countryside Tourist Accommodation</i></p> <ol style="list-style-type: none"> 1. In rural locations <u>Outside settlement boundaries</u>, applications for new tourist accommodation will be considered on an exceptional basis. In addition, applications must:

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>a. Demonstrate an overriding business need to be in that location; b. Be sympathetic to the character of the area and meet environmental standards; and c. Protect and enhance heritage assets and their setting; d. Protect and enhance biodiversity and geodiversity as a result of development; e. Minimise the impact of development on climate change, through sustainable construction practices and/or renewable energy technologies; and f. c. Be accessible by a range of transport modes.</p> <p>8.1 <u>2. New tourism accommodation will be controlled by planning conditions which take account of the individual business models and / or locational ecological impacts.</u></p> <p>2. 3. <u>3.</u> In addition to criterion at 1 (a – c f) proposals to extend or upgrade tourism facilities accommodation must provide a balanced mix of economic, social and environmental benefits. New tourism development will be controlled by planning conditions which take account of the individual business models and / or locational ecological impacts.</p> <p>3. 4. <u>4.</u> The Councils will only support the removal of a holiday occupancy condition if evidence is provided that there is no demand for the ongoing use of the tourist accommodation, as evidenced by a sustained marketing for 6 months.</p>
MM47.	89	New Policy supporting text	<p><u>Intensive Livestock and Poultry Farming</u></p> <p><u>Strong rural economies are essential in creating and sustaining vibrant rural places and communities. Intensive livestock and poultry farming are a large component of the agricultural industry in Babergh and Mid Suffolk.</u></p> <p><u>The policy seeks to support this specific agricultural sector wherever it is considered appropriate whilst ensuring significant consideration is given to environmental protection as well as the wellbeing of people and the impacts on natural and cultural resources.</u></p> <p><u>Intensive agricultural units, particularly pig and poultry farms, can affect both sensitive habitats and the local population. This is largely through the release of pollutants, including: ammonia; nutrients from manure; litter and slurry; effluent discharges; dust; odour; and noise. Consequently, there is the need to exercise particular care when considering developments which would bring livestock and poultry units within close proximity to sensitive environments and land uses. Sensitive land uses include buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples include: residences, day care centres, educational and health facilities, office development or sensitive environmental areas. The modelling of impacts on sensitive receptors must be considered appropriate through consultation with the relevant organisation and approved by the Local Planning Authority.</u></p> <p><u>The limitations for non-domestic water across the Districts' water resource zones (Anglian Water, and Essex & Suffolk Water [Northumbrian Water] are a key sensitivity in Babergh and Mid Suffolk, as identified in policies SP08 and LP26. Accordingly, the availability of sufficient water resource to supply proposed intensive livestock and poultry units should be considered at an early stage.</u></p> <p><u>Importantly, whilst an individual intensive livestock and/or poultry development may be acceptable, the cumulative impacts resulting from similar developments nearby must also be taken into account.</u></p> <p><u>This policy sets out a framework for the consideration of intensive livestock and poultry proposals. The policy will be supported by a supplementary planning document which will provide detailed information and advice for assessing impacts of intensive livestock and poultry unit proposals.</u></p>
MM48.	89	New policy	<p><u>Policy LP14 - Intensive Livestock and Poultry Farming</u></p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>1. <u>Proposals for both new, and extensions to existing, intensive livestock and poultry units and associated structures and facilities for the storage and disposal of waste will be permitted provided that the siting, design, materials used (including lighting) and methods of operation proposed address all of the below criteria so that they:</u></p> <ul style="list-style-type: none"> a. <u>serve to protect the amenity of residential properties, avoiding or effectively mitigating odour, light and other forms of pollution and disturbance, or in the case of extensions can demonstrate a positive improvement in existing conditions;</u> b. <u>protect sensitive environmental receptors, such as designated protected species, ecological sites and watercourses (including wet and dry ditches, groundwater and ponds), from air quality impacts identified through appropriate emission modelling and interpretation of the modelling results, and water quality impacts, using pollution prevention measures and demonstrable on-site contingency measures;</u> c. <u>consider and address the impact on water resources and the capacity of the water supply infrastructure network, taking account of the limitation particularly on the Hartismere supply network;</u> d. <u>demonstrate that there will be no significant effects upon sensitive environmental receptors from air pollutants, through submission of appropriate emission modelling;</u> e. <u>demonstrate adequate provision has been made for the management and disposal of waste materials, liquids, litter and manure for each production cycle which will not lead to pollution, particularly of surface and groundwater, by submission of an approved waste management plan;</u> f. <u>serve to minimise visual and landscape impact and incorporate suitable landscaping proposals; and</u> g. <u>ensure the provision of safe and suitable access for all users, including the proportionate mitigation of any unacceptable impacts on highway safety resulting from a significant increase in traffic movements. Proposals should demonstrate their impact on HGV movements over a production cycle taking account of the origin, destination and routing of goods within the processing chain.</u> <p>2. <u>Where proposals for expanded or new units adjoin existing groups of agricultural buildings, or any new proposals which are in remote, isolated or detached locations outside settlement boundaries, they must provide appropriate justification and demonstrable evidence for the location.</u> 8.1</p> <p>3. <u>Where an individual intensive livestock or poultry development is considered acceptable, the cumulative impacts resulting from similar developments nearby must also be taken into account.</u> 8.2</p> <p>4. <u>Proposals for residential buildings or other sensitive land uses within 400m of established intensive livestock and/or poultry units will be subject to special consideration. Such proposals which would be subject to significant adverse environmental impact will not be permitted.</u></p>
MM49.	90	LP17	<p style="text-align: center;"><u>Policy LP17-LP15 – Environmental Protection and Conservation</u></p> <p>1. To protect the environment all developments must have regard to the following: <u>Development proposals must demonstrate appropriate consideration of the following:</u></p> <p>4.2. LAND <i>Efficient and Effective Use of Resources/Land</i></p> <ul style="list-style-type: none"> a. Development on previously developed land will be prioritised, where appropriate, to minimise the loss of the best and most versatile agricultural land. <u>Where development needs to take place on greenfield land, avoidance of the best and most versatile agricultural land should be prioritised.</u> b. Development will contribute towards making Make more efficient use or re-use of existing resources and reducing the lifecycle impact of building materials used in construction. c. Development proposals must not prejudice the ability of future allocated sites to come forward by, for example, restricting or blocking access to services such as water, gas, electricity, drainage, the free flow of air, water and daylight. <p><i>Land Contamination and Instability</i></p> <ul style="list-style-type: none"> d. Where necessary, development will include measures to remediate land affected by contamination and <u>avoid unacceptable proximity to hazardous sources.</u> locate development safely away from any hazardous source.

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)</p>
			<p>e. <i>Where necessary, development will include measures to address land instability issues where identified.</i></p> <p>These measures must be compatible with the relevant National and International Standards.</p> <p>2.3. POLLUTION <i>Pollution and Environmental Amenity</i></p> <p>a. <i>Prevent, or where not practicable, mitigate and reduce to a minimum all forms of possible pollution including, but not limited to; air, land, ground and surface water, waste, odour, noise, light and any other general amenity, including public amenity and visual amenity impacts. This must be convincingly demonstrated to the satisfaction of the LPA by the impact assessments where appropriate.</i></p> <p>b. <i>Amenity impacts Significant adverse amenity impacts are avoided where a proposal it is located adjacent to or close to existing uses with the potential to have amenity impacts. This would include an assessment of any identified amenity impacts that have a significant adverse effect and how the continued operation of existing use(s) would not be prejudiced.</i></p> <p>3.4. WATER</p> <p>a. Development will be required to c<i>Comply with the relevant SCC Construction Surface Water Management Plan.</i></p> <p>b. Development proposals will need to d<i>Demonstrate, in a water supply management statement, protection it protects and where practicable enhancement of enhances groundwater, surface water features and must not lead to a deterioration in the quality of the environment to help achieve the objectives²⁵⁴ of the Water Framework Directive.</i></p>
MM50.	92	LP18	<p><i>Policy LP18 LP16 – Biodiversity and Geodiversity</i></p> <p>1) All development should must follow a the biodiversity mitigation hierarchy, of seeking firstly to; enhance habitats, avoid impacts, mitigate against harmful impacts, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.</p> <p>2) Development must should;</p> <p>a. <i>Protect designated and, where known, potentially designated sites. Proposed development which is likely to have an adverse impact upon designated and potentially designated sites, or that will result in the loss or deterioration of irreplaceable biodiversity or geological features or habitats (such as ancient woodland and veteran/ancient trees) will not be supported;</i></p> <p>b. <i>Protect and improve sites of geological value and in particular geological sites of international, national and local significance;</i></p> <p>c. <i>Conserve, restore and contribute to the enhancement of biodiversity and geological conservation interests including Priority habitats and species. Enhancement for biodiversity should be commensurate with the scale of development;</i></p> <p>d. Plan <i>Where possible plan positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas. This could include Where possible, links to existing green infrastructure networks and areas identified by local partnerships for habitat restoration or creation so that these ecological networks will be more resilient to current and future pressures;</i></p> <p>e. <i>Identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity. The Councils will seek appropriate resources from developers for monitoring of biodiversity net gain from developments. Where biodiversity assets cannot be retained or enhanced on site, the Councils will support the delivery of 'biodiversity offsetting' to deliver a net gain in biodiversity off-site in accordance with adopted protocols; and</i></p> <p>f. <i>Apply additional measures to assist with the recovery of species listed on in S41 of the NERC Act 2006.</i></p> <p>3. <i>Development which would have an adverse impact on species protected by legislation ²⁶⁵, or subsequent legislation, will not be permitted unless there is no alternative and the local planning authority LPA is satisfied that suitable measures have been taken to:</i></p> <p>a. <i>Reduce disturbance to a minimum; and</i></p> <p>b. <i>Maintain the population identified on site; and</i></p> <p>c. <i>Provide adequate alternative habitats to sustain at least the current levels of population.</i></p> <p>4. <i>Where appropriate, the local planning authority LPA will use planning obligations and/or planning conditions to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.</i></p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
MM51.	94	LP19	<p style="text-align: center;"><i>Policy LP19 <u>LP17</u> – Landscape</i></p> <p>1. To conserve protect and enhance landscape character development must:</p> <p style="padding-left: 20px;">8.1 a. Integrate positively with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements;</p> <p style="padding-left: 20px;">8.2 b. Proposals must be Be sensitive to their landscape and visual amenity impacts (including on dark skies and tranquil areas) on the natural environment and built character; and; subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;</p> <p style="padding-left: 20px;">8.3 c. Enhance and protect landscape character and values and heritage assets such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use³⁷ and designations; being demonstrably informed by local guidance, in particular the Council's Joint Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.</p> <p style="padding-left: 20px;">8.4 d. c. Consider the topographical cumulative impact on landscape sensitivity.</p> <p>2. Where significant landscape or visual impacts are likely to occur, for example for larger development proposals, a Landscape and Visual Impact Assessment (LVIA) or a Landscape and Visual Appraisal (LVA) or a Landscape and Visual Impact Assessment (LVIA) must should be prepared to. This should identify ways of avoiding, reducing and mitigating any adverse effects and opportunities for enhancement.</p>
MM52.	95	LP20	<p style="text-align: center;"><i>Policy LP20 <u>LP18</u> – Area of Outstanding Natural Beauty</i></p> <p>1. <u>Proposals for major development²⁸ within the AONBs will be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.</u></p> <p>4. 2. The Councils will support non-major development within the AONBs in or and development within the setting²⁹ near of the AONBs that:</p> <p style="padding-left: 20px;">a. Gives great weight to conserving and enhancing Conserves and enhances the landscape and scenic beauty;</p> <p style="padding-left: 20px;">b. Integrates positively with the character of the area and reinforces local distinctiveness of the AONBs;</p> <p style="padding-left: 20px;">c. Is Are sensitive to their the natural and built landscape and visual impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;</p> <p style="padding-left: 20px;">d. Supports the provision and maintenance of local services, and facilities and assets (including affordable housing), so long as it is commensurate with the character and objectives of the AONBs;</p> <p style="padding-left: 20px;">e. Demonstrates special regard to conserving and enhancing proposals that enhance and protect landscape character, landscape and values and heritage assets in the AONBs; and such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use and designations;</p> <p style="padding-left: 20px;">f. Conserves the distinctiveness of the AONBs (including quality views), supports the public enjoyment of these areas and the wider social and economic objectives set out in the AONB Management Plans.</p> <p>2. Tourism and visitor related development within the AONB will be supported where it reflects the intrinsic quality and respects the character of the AONB and demonstrates the proposal has been informed by all relevant local guidance and the relevant AONB Management Plan³⁸ which includes the AONB and identified Project Area.</p> <p>3. <u>Development within the AONB Project Areas should have regard to the relevant Valued Landscape Assessment.</u></p>
MM53.	96	LP21	<p style="text-align: center;"><i>Policy LP21 <u>LP19</u> – The Historic Environment</i></p> <p>1. Where an application potentially affects heritage assets⁴⁰, the Councils will:</p> <p style="padding-left: 20px;">8.1 a. Depending on the nature of the works/development proposed, require the applicant to submit a heritage statement that describes the significance of any heritage asset that is affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact. demonstrates:</p> <p style="padding-left: 40px;">i. The significance of the heritage asset is appropriately understood (statement of significance);</p> <p style="padding-left: 40px;">ii. The potential impacts on the heritage asset's significance, including the contribution made by setting, are understood (impact assessment)</p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)</p>
			<p>iii. That the proposal has been fully justified in light of the significance and impact identified above (statement of justification); iv. If relevant, that the proposal has considered how preservation in situ of archaeological assets can be achieved through the design of the site; v. An effective conservation strategy, including details of recording, mitigation, repair, preservation, protection and management as appropriate. 8.2 b. Where development includes (or has the potential to include) heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person is required.</p> <p>2. In addition, where an application potentially affects heritage assets of archaeological interest, the heritage statement must:</p> <p>a. Include an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person; and b. If relevant, demonstrate how preservation in situ of those archaeological assets can be achieved through the design of the development and safeguarding during construction.</p> <p>2. 3. The Councils will support:</p> <p>a. Support the re-use/ redevelopment of a heritage asset, including Heritage at Risk, <u>and assets outside settlement boundaries</u>, where it would represent <u>optimal a viable use</u>, including assets in isolated locations, and the proposal preserves the building, its setting and any features which form part of the building’s special <u>architectural or historic</u> interest and complies with the relevant policies of the Plan.; b. Support development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials.; c. Support proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is <u>not compromised by inappropriate interventions. sustained; and</u> d. Take account of the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.</p> <p>3. In order to safeguard and enhance the historic environment, harm to heritage assets should be avoided in the first instance. Only where harm cannot be avoided should mitigation be considered. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will:</p> <p>a. Have regard (or Special Regard where appropriate) to the historic environment and take account of the contribution any designated or non-designated heritage assets makes to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests⁴¹ and their significance, including consideration of any contribution made to that significance by their setting; and b. Have regard to the planning balance whilst considering the extent of harm and significance of the asset in accordance with the relevant national policies.</p> <p>8.3</p> <p>8.4 4. In order to safeguard and enhance the historic environment, the Councils will have regard (or special regard consistent with the Councils’ statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests³¹ and their significance, including consideration of any contribution made to that significance by their setting.</p> <p>8.5 5. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will consider the extent of harm and significance of the asset in accordance with the relevant national policies. Harm to designated heritage assets (regardless of the level of harm) will require clear and convincing justification in line with the tests in the National Planning Policy Framework.</p> <p>8.6</p> <p>4. 6. Proposals which potentially affect heritage assets should have regard to all relevant Historic England Advice and Guidance.</p> <p>8.7</p> <p>8.8 5. 7. Where development is otherwise considered acceptable, planning conditions/obligations will be used to: <u>secure appropriate mitigation measures and if appropriate a programme of archaeological investigation, recording, reporting, archiving, publication, and community involvement; to advance public understanding of the</u></p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p><u>significance of any heritage assets to be lost (wholly or in part); and to make this evidence and any archive generated publicly accessible.</u></p> <p>8.9 a. secure an appropriate programme of archaeological investigation, recording, reporting, archiving, publication, and community involvement; to advance public understanding of the significance of any heritage assets to be lost (wholly or in part); and to make this evidence and any archive generated publicly accessible..</p>
MM54.	99	LP22	<p><i>Policy LP22 <u>LP20</u>- Change in Land Use for Equestrian or <u>similar</u> Other Animal/Rural Land-Based Uses</i></p> <p>1. The change in use of land for equestrian uses <u>purposes</u> or other <u>similar</u> animal /rural land-based uses in the countryside, including the erection of buildings and equipment, for equestrian or other animal husbandry/rural land based uses may be permitted subject to:</p> <p>a. There must be clearly established existing functional* need which relates to a full time worker or one who is primarily employed in equestrian or other animal/rural land based uses. <u>Applicants demonstrating that they have prioritised the re-use of existing buildings;</u></p> <p>b. The location, size and scale of the site must be appropriate and necessary for the proposal in question.</p> <p><u>8.1 Where there are already buildings and structures on site, any new buildings being located close to and/or integrated with the structures to minimise impact on the landscape:</u></p> <p>c. The site must be sensitively sited to protect the amenity of the locality from an environmental and social perspective.</p> <p>d. c. The siting layout, size, scale, design, materials being suitable/appropriate for the proposed use and siting of any proposed building or equipment (including lighting and means of enclosure) must not create serious not creating a significant adverse impact on the natural and local environment or the appearance of the locality.; Proposals should re-use existing buildings first where appropriate and any new buildings should be located in or adjacent to an existing group of buildings to have minimal impact within the landscape.</p> <p>e. d. There being no significant detriment to amenity in terms of noise, odour, light or any other forms of pollution and disturbance. Demonstrating that noise, odour or other emissions that are likely to give rise to significant adverse impact on amenity can be effectively mitigated;</p> <p>f. The proposal must include a satisfactory scheme for the disposal of waste (if appropriate).</p> <p>g. e. The proposal must integrate Integrating with existing features and respecting and enhancing the character of the surrounding landscape/area through sensitive integration. and where appropriate mitigating the potential impact of permanent structures through good design, layout and siting; and</p> <p>h. The proposal must protect and enhance any existing heritage assets and their settings.</p> <p>i. The proposal must not adversely affect or damage any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the rural location;</p> <p>j. The proposal must not create significant detriment to biodiversity, geodiversity or the interlinked surroundings;</p> <p>k. f. The proposal should not result in the loss of best and most versatile agricultural land and it can be demonstrated to the satisfaction of the Local Planning Authority that there are no suitable alternative sites on lower grade land. Convincingly demonstrating that there are no suitable alternative sites on lower grade land if the proposal is located on best and most versatile agricultural land.</p> <p>l. The proposal must not cause any adverse impacts to highways safety.</p> <p>2. Where a new equine or other related animal husbandry/rural land based business use is proposed and residential accommodation is proposed. Proposals must demonstrate a proven essential and necessary need to sufficiently justify new rural residential accommodation in the countryside to the Local Planning Authorities satisfaction. In particular, such proposals will be expected to demonstrate, justify and evidence;</p> <p>a. The essential need for rural residential accommodation is appropriate to be located in the isolated and/or remote and/or detached rural countryside;</p> <p>b. There are no other surrounding building(s) or nearby reasonable residential accommodation to serve the proposal;</p> <p>c. There is permitted temporary accommodation in place for 1 year serving the business and has been the main residence and there are no other permanent residence in association or connection;</p> <p>d. There is a proven essential and necessary need for new residential accommodation to serve the equine or other related animal husbandry/rural land based business;</p> <p>e. There is proportionate, necessary and sound viable business evidence to demonstrate the equine or other related animal husbandry/rural land based business has been in continuous sound viable operation for more than 3 years, and there is a proven sustainable business;</p> <p>f. The finances of the equine or other related animal husbandry/rural land based business are directly in relation to the proven essential and necessary need for new residential accommodation;</p> <p>g. There are no material considerations to prevent new residential accommodation in the location proposed.</p>

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p>h. The proposal must not cause any adverse impacts to highway safety.</p> <p>3. Where such proposal is considered acceptable, the proposed landscaping and boundary treatments must achieve a rural rather than urban or suburban character. Permitted Development Rights will be removed. The Local Planning Authority may impose planning conditions and planning obligations/legal agreement to make the development acceptable in planning terms.</p> <p>* *A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:</p> <p>(i) in case animals or agricultural processes require essential care at short notice; (ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.</p>
MM55.	100	LP23	<p><i>Policy LP23 LP21 - Agricultural Land to rResidential gGarden Land</i></p> <p>1. The change in use of agricultural land to residential garden land or land ancillary to a residential dwelling may be permitted subject to:</p> <p>8.1 a. The location, size and scale of the proposal not having would not have an adverse impact on the landscape characteristics and biodiversity of the locality;</p> <p>8.2 b. The proposal would not result in the irreversible loss of best and most versatile agricultural land;</p> <p>8.3 c. b. The proposal not resulting site must not intrude into the open countryside, or result in the loss of trees and hedgerows which contribute to the character of the area;</p> <p>8.4 d. The site must not threaten designated or Priority Habitats Sites or threaten the viability of farm holdings due to the breaking up of agricultural land;</p> <p>8.5 e. c. The proposal must not having an unacceptable amenity impact on be or become unacceptably intrusive through intensification and therefore damaging to the character of the countryside setting or nearby residential occupiers setting; and</p> <p>8.6 f. There must be no significant adverse impact on public rights of way or the areas of urban/rural transition that provides the setting of settlements in the countryside; and</p> <p>8.7 g. d In all cases the Local Planning Authority will consider the possible The cumulative impacts of separate individual changes for similar development being acceptable. as a material consideration.</p> <p>8.8</p> <p>2. Where such proposal is considered acceptable, the proposed landscaping and boundary treatments must achieve a rural rather than urban or suburban character. Permitted Development Rights will be removed.</p> <p>3. The Local Planning Authority may impose planning conditions and planning obligations/legal agreement to make the development acceptable in planning terms.</p>
MM56.	102	LP24	<p><i>Policy LP24 LP22 - New aAgricultural Rural bBuildings in the Countryside</i></p> <p>1. There must be appropriate justification and demonstrable evidence to justify the need for any new proposals for new agricultural buildings which are remote, isolated or detached within the countryside outside settlement boundaries. Not all locations in the countryside will be considered suitable or sustainable for new buildings and/or uses.</p> <p>8.1</p> <p>2. All relevant planning applications The suitability and sustainability of proposals for agricultural buildings outside settlement boundaries will be subject to all the following considerations:</p> <p>a. The suitability and sustainability of the location proposed (including The provision of safe and suitable access for all, including the mitigation of and any significant impacts on the transport network and highway safety to an acceptable degree surrounding road networks)-;</p> <p>b. The nature of any proposal in the locality and its relationship and impacts with surroundings (including but not limited to landscape, design and amenity, habitats sites and protected species, heritage assets and their settings)-;</p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p>c. The impact on the amenity of nearby residential occupiers; and e. <i>d. To be compatible</i> The scale, nature and extent with the being proportionate to the purpose, function and relationship to any existing uses agricultural farm and/or business. e. <i>Proposals within rural areas must provide safe access. It must be demonstrated that such proposal would not cause significant levels of traffic, particularly lorries/HGV's on rural roads.</i></p>
MM57.	104	LP25	<p><i>Policy LP25 LP23 - Sustainable Construction and Design</i></p> <p>1. All new development is required to minimise its dependence on fossil fuels and to make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use.</p> <p style="padding-left: 20px;">8.1</p> <p>2. Where construction may cause potential adverse impacts, measures proposed must include Construction Environment Management Plans (CEMPs).</p> <p>8.2 3. 2. All new residential development is required to:</p> <p style="padding-left: 20px;">a. Achieve reductions in CO₂ emissions of 19% below for the Target Emissions Rate of new dwellings and new building as set out in the 202113 Edition of 2010 Building Regulations (Part L) or any subsequent more recent legislation or council policy which would lead to a greater reduction in CO2 emissions', where practicable;</p> <p style="padding-left: 20px;">b. Meet the higher water efficiency standards of 110 litres per person per day, as set out in bBuilding Regulations pPart G2 (or any subsequent more recent legislation);</p> <p style="padding-left: 20px;">c. Demonstrate climate change adaptation and mitigation measures by adopting effective design principles (including shading, landscaping, site layout and building orientation); be designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gains and to help buildings respond to winter and summer temperatures and incorporate flood mitigation measures, such as sustainable urban drainage systems</p> <p style="padding-left: 20px;">d. Be designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gain and to help buildings respond to winter and summer temperatures and incorporate flood mitigation measures;</p> <p style="padding-left: 20px;">d. e. Provide eEnergy efficiency measures (e.g. insulation, air tightness and efficient building services), with a proactive approach to improving on the minimum standards specified in the Building Regulations where possible;</p> <p style="padding-left: 20px;">e. f. Provide feasible and viable oOn-site renewable and other low carbon energy generation to allow the greatest CO₂ reduction³²(NB: the energy statement should investigate the technical feasibility and financial viability of the options available and the CO₂ savings achieved with each to allow the greatest CO₂ reduction is selected);</p> <p style="padding-left: 20px;">f. g. Development that incorporates a high level of building materials with low embodied carbon will be encouraged Demonstrate how it has incorporated sustainable building materials wherever possible; and</p> <p style="padding-left: 20px;">g. h. That the Plan for the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience.</p> <p>8.3 4. 3. In meeting the above, all major developments³² are required to submit a Sustainability Design and Construction Statement. This should be submitted at the appropriate stage in the application process and that demonstrates how the principles set out in 32c)-32gh)</p> <p>8.4</p> <p>8.5 5. 4. Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent. Developers will be expected to provide certification evidence of the levels for BREEAM at design stage and on completion of development. All new developments will also be expected to meet the higher water efficiency standards as set out in 2b), unless it is convincingly demonstrated that it is not possible.</p> <p>8.6</p> <p>8.7 6. 5. All residential developments are encouraged to achieve water usage of not more than 100 litres per person per day. This is in addition to criterion 32-b) in accordance with recommendation from Anglian Water. Water re-use and recycling, and rainwater and stormwater harvesting, and other suitable measures should be incorporated wherever feasible to reduce demand on mains water supply.'</p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
MM58.	105	New paragraph after 15.56	<p>New paragraph to be inserted after 15.56:</p> <p><u>Babergh and Mid Suffolk Districts are rich in landscape and heritage assets which can be sensitive to new development design. In order to best safeguard these features and context, proposed new development of exceptional quality in accordance with the NPPF (Para. 80(e)) and/or in design sensitive areas/landscapes will be required to undertake a review through the Suffolk Design Review Panel. Design sensitive areas/landscapes are normally considered to be schemes proposed within Areas of Outstanding Natural Beauty, the Project areas, Conservation Areas and the settings of listed buildings. The design review process can assist to improve and refine the scheme and also verify the quality of a design.</u></p>
MM59.	105	LP26	<p><i>Policy LP26 LP24 - Design and Residential Amenity</i></p> <ol style="list-style-type: none"> 1. All new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its context. As appropriate to the scale and nature of the development, proposals must: <ol style="list-style-type: none"> a. Respond to and safeguard the existing character/context; b. Create character and interest; 8.1 c. High-quality design and architecture with climate change adaptation should be in all development design. Adaptation could include to protect against extreme weather events including heat and excessive rain; 8.2 d. c. Be designed for health, amenity, well-being and safety; and 8.3 e. d. Meet Space Standards³⁴; and 8.4 f. Where relevant and necessary ensure design and amenity accommodates for the ageing population in accordance with M4(2) standards. 2. In order to achieve this development proposals shall: <ol style="list-style-type: none"> a. Respond to the wider townscape/landscapes and safeguarding the historic assets/ environment and natural and built features of merit; b. Be compatible/harmonious with its location and appropriate in terms of scale, mass, form, siting, design, materials, texture and colour in relation to the surrounding area; c. Protect and retain important natural features including trees or hedgerows during and post construction; d. Create/reinforce a strong design to the public realm incorporating visual signatures (e.g. signage, hard landscaping, public art); e. Take account of the Building for a Healthy Life design assessment framework and include good practice in design incorporating design principles such as active frontages/edges, permeability, strong street composition and connectivity. Non-householder sSchemes of exceptional design and /or development within a sensitive area/ landscape will be required to undertake a design review to test <u>incorporation of good design principles</u> this and adherence to Building for Life Criteria; f. Incorporate high levels of soft landscaping, street trees and public open space that creates, and connects to, green infrastructure and networks; g. Prioritise ing movement by foot, bicycle and public transport, including linkages to create/contribute to a 'walkable neighbourhood'; h. Design-out crime and create an environment for people to feel safe, and has a strong community focus; i. Protect the health and amenity of occupiers and surrounding uses by avoiding <ol style="list-style-type: none"> 8.5 development that is overlooking, overbearing, results in a loss of daylight, and/or 8.6 unacceptable levels of light pollution, noise, vibration, odour, emissions and dust, including any other amenity issues; j. Provide appropriate a reasonable standard of accommodation for future occupants long-term design principles and measures in terms of privacy and adequate facilities such as bin storage (including recycling and re-use bins), secure cycle storage and garden space; k. Where appropriate demonstrate that the design considers the needs of disabled people and an ageing population and follow Dementia-Friendly Design pPrinciples³⁵; and l. Provide at least 50% of dwellings which meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces). Where site viability issues exist, proposals must be supported by a viability assessment which convincingly demonstrates what the maximum viable contribution for accessible and adaptable dwellings is. 8.7 3. All developments must also demonstrate that they have regard to conform with the design principles set out through Suffolk Design, the Councils' Design Supplementary Planning Documents, in any design documents which support endorsed by the LPA, Neighbourhood Plans and/or village design statements. Development which fails to maintain and, wherever possible improve, the quality and character of the area will not be supported.

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM60.	107	LP27	<p><i>Policy LP27 LP25 - Energy Sources, Storage and Distribution</i></p> <ol style="list-style-type: none"> 1. Renewable and low carbon, decentralised and community energy generating proposals will be supported subject to: <ol style="list-style-type: none"> a. The impact on (but not limited to) landscape, highway safety, ecology, heritage, residential amenity, drainage, airfield safeguarding and the local community having has been fully taken into consideration and where appropriate, effectively mitigated; b. Where renewables or low carbon energy designs are to be incorporated within a development, an integrated approach being is taken, using technology that is suitable for the location and designed to maximise operational efficiency without comprising amenity; c. The impact of on and off-site power generation infrastructure³⁶⁵ (for example over head wires, cable runs, invertors, control buildings, security fencing and highway access points), is being acceptable to the Local Planning Authority having regard to other policies in this Plan; d. The provision of mitigation, enhancement and compensation measures when necessary; and e. Approval of connection rights, and capacity in the UK power network, to be demonstrated as part of the planning application (where applicable). 2. The relevant LPA local planning authority will normally use planning obligations conditions attached to planning consents for energy development schemes to ensure the site is restored when energy generation ceases or becomes non-functioning for a period of six months. 8.1 3. Where proposals for renewable and low carbon energy impact on are located in nature conservation sites³⁷¹ the Areas of Outstanding Natural Beauty, or impact on the setting of heritage assets (including conservation areas) or any other designated areas⁴⁵, the applicant must be able to convincingly to the satisfaction of the Local Planning Authority that potential harm resultant from development can be effectively mitigated and that there are no alternative sites available within the District or for community initiatives within the area which it is intended to serve. This includes providing underground power lines and cabling.
MM61.	109	LP28	<p><i>Policy LP28 LP26 – Water resources and infrastructure</i></p> <p>Development will be supported where it:</p> <ol style="list-style-type: none"> 1. Conforms to the principle of Holistic Water Management including the use of appropriate water efficiency and re-use measures, together with surface water drainage which provides community and environmental benefits; 2. Considers its impact on water resources and the capacity of water supply network infrastructure, taking into account the effects of climate change; 3. Demonstrates the applicant has consulted with the relevant authority regarding wastewater treatment and that capacity within the foul sewerage network and receiving water recycling centre is available or can be made available in time to serve the development-; 4. Separates foul and surface water flows wherever possible-; 5. Complies with the relevant statutory environmental body policy on culverts-; and 6. The proposal will not result in any adverse effect (either through construction and / or operation) on the integrity of the Protected Habitats Sites and Stour and Orwell SPA and Ramsar and the Suffolk Coast and Heath designated AONBs. 7. All proposals must demonstrate Environmental Policies measures and will require a CEMP to be agreed prior commencement
MM62.	110	LP29	<p><i>Policy LP29 LP27 – Flood risk and vulnerability</i></p> <p>Proposals for new development can be approved where:</p> <ol style="list-style-type: none"> 1. The Strategic Flood Risk Assessment, as a starting point, has been used to assess whether the proposal is at risk of flooding and any impact of the proposal on flood risk. Other available flooding evidence should also be considered where it is relevant and/or is more up to date; 2. In areas at medium or high risk from flooding, it has been soundly demonstrated that the new development or intensification of development, can be made safe for its lifetime without increasing flooding elsewhere. This includes addressing the 'sequential test'; where needed the 'exception test' and also a site specific flood risk assessment-; 3. Mitigation is provided against existing and potential flood risks throughout the life of the development (including fluvial, pluvial surface, tidal coastal and sewer flooding) through application of a sequential approach to flood risk within the design and layout of the site, the implementation of Sustainable Drainage Systems (SuDS), and avoiding or mitigating risks to ground or surface water quality-;

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<ol style="list-style-type: none"> 4. Above ground, appropriate SuDS are incorporated within new developments <u>unless it can be demonstrated that ground conditions are unsuitable for such measures</u> wherever possible, and take <u>these</u> opportunities to provide multifunctional benefits, including biodiversity, landscape, amenity and water quality enhancement <u>(but excluding public open space)</u>; 5. Proposals are submitted <u>Details</u> appropriate to the scale of development <u>detailing are provided regarding</u> how on-site surface water drainage will be managed so as to not cause or increase flooding elsewhere. This includes <u>taking account of</u> the cumulative impact of minor developments; 6. Opportunities to provide betterment of greenfield runoff rates to reduce the overall risk of flooding, have been provided wherever possible; 7. In circumstances requiring surface water management measures (including rain water harvesting and greywater recycling), adequate mitigation which <u>removes</u> avoids any <u>increased flood</u> risks and/or detrimental impacts are provided to <u>support any planning application to the satisfaction of</u> the Lead Local Flood Authority; 8. Further <u>indicative</u> details of <u>long-term</u> maintenance, <u>management</u> and <u>where appropriate</u> adoption by an appropriate body are provided at application stage; <u>and</u> 9. There is no <u>unacceptable impact upon</u> site conflict with areas identified as vulnerable to coastal erosion.
MM63.	111	16.01 – 16.07	<p>16.01 – Access to high quality open spaces and opportunities for sport and recreation makes an important contribution to the health and wellbeing of communities. Furthermore, open spaces can play an important historical, environmental and local amenity role. The protection of designated open spaces (as defined by the Policies Maps, includes allotments, amenity green space, accessible natural green space and sports and recreation facilities) is given by the Councils in the interest of maintaining distinctive, attractive, healthy and functional places. The Councils Open Space Assessment (2019) examines existing and projected needs for open space, sport and recreation provision with the Districts. The study identifies that the majority of parishes in Babergh and Mid Suffolk have some form of open space deficit. Therefore, the Plan places priority on protecting high quality open spaces, especially where there is an existing shortfall of supply in that locality. However, this study does not take into account the rural nature of the Districts, which includes access to the countryside and natural green spaces via a national network of Public Rights of Way.</p> <p>16.02 - This policy seeks to offer protection to designated open spaces as defined on the proposal maps.</p> <p>16.03 Open spaces includes:</p> <p style="padding-left: 40px;">8.1</p> <ul style="list-style-type: none"> • Allotments which are valuable community spaces which offer people opportunities for food production. • Amenity green space is defined as spaces which are open to free and spontaneous use by the public but are not formally managed for a specific function such as a park or playing field; nor managed as a natural or semi-natural habitat. • Sports and recreational facilities include (but are not limited to) parks and gardens, outdoor sports facilities, play spaces and formalised sports clubs' space (such as playing pitches and golf courses). • Accessible natural green space covers a variety of partly or wholly accessible spaces including meadows, woodland and copses all of which share a trait of having natural characteristics and wildlife value, but which are also open to public use and enjoyment. Individually or collectively all of these spaces can contribute to the overall visual amenity of an area. <p style="padding-left: 40px;">8.2</p> <p>16.04 Neighbourhood Plans can designate Local Green Spaces in accordance with the criteria set out in paragraphs 99 to 101 of the National Planning Policy Framework.</p> <p>16.05 – However, it is not the intention of the policy to stifle change or growth, particularly where such change is in the interests of the space or the users of the space. Therefore, there is flexibility within the policy that allows appropriate development, change of use, land swap and other options that could result in enhanced amenity green space provision (of all typologies).</p> <p style="padding-left: 40px;">8.3</p> <p>16.06 Proposals for the total or partial loss of open space(s) must provide sufficient evidence to demonstrate that an open space is surplus to requirements. It is expected that this is supported by sufficient engagement with the local community.</p> <p style="padding-left: 40px;">8.4</p> <p>16.07 There is also the need to ensure that open space (of all types) is incorporated into new development, but particularly on sites of 1 hectare or more. This does not necessarily mean formal play areas, as the flexible policy requires consideration of the most suitable open space to meet local needs and aspirations. Where suitable the Councils will also seek open space provision as part of non-residential uses of 1 hectare or more. This will normally be required to be provided on the development site itself, but in appropriate cases off-site provision may be agreed by the LPA. The acceptability of off-site open space provision will be dependant on its proximity and accessibility to the community it serves.</p>

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM64.	112	LP30	<p>Policy LP30 – Designated Open Spaces</p> <p>1) The total or partial loss of designated open spaces⁴⁶ (as defined on the Policies Maps) may be permitted where:</p> <p>a. The development will support the enjoyment and functionality of the space, be sensitive to its character and function and would not result in detrimental impacts on local amenity or distinctiveness;</p> <p>b. The space is demonstrably no longer performing a role as a functional or visual public amenity, or is surplus to requirements;</p> <p>c. An alternative space of equal or greater quality, accessibility and quantity can be provided to serve the communities’ needs; or</p> <p>d. The development is for alternative sports and recreation provision, and the applicant can evidence that the benefits of the new provision clearly outweigh the loss of the current or former use.</p> <p>e. Proposals improve the biodiversity interest of designated open space, including as part of wider ecological networks, and improve accessibility for all.</p> <p>2) Developments in excess of 1 hectare will be required to provide on-site open space provision to meet identified needs/deficits, unless there is a Council preference to make improvements to existing open space within the locality in an equally or more accessible location than the proposed development.</p> <p>8.1</p> <p>3) Open space provision is to be provided in line with the open space standards identified in the Open Space Assessment (as amended).</p>
MM65.	113	16.08 - 16.10	<p>16.08 <i>The aim of the policy is to support and safeguard key services and facilities within the Districts, which play an important role within the community.</i></p> <p>16.09 <i>While it is not the intention of this policy to protect facilities which are not economically viable or feasible (either in its current or future form), the loss of community facilities must be justified. This needs to be demonstrated through submission of evidence as identified in the policy. This required evidence must be agreed through discussion with the relevant LPA to ensure that consultation is considered appropriate and robust.</i></p> <p>16.10 <i>For the purpose of this policy, community services and facilities include: open spaces, village and public halls, community centres, places of worship, cinemas, theatres, libraries, leisure centres, museums, public houses, restaurants, cafés, convenience shops, banks, building societies, and post offices. Schools Education and healthcare facilities are addressed in separate policies in this the Plan.</i></p>
MM66.	113	New paragraphs after 16.10	<p>New paragraphs to be inserted after paragraph 16.10:</p> <p><u>Open spaces includes:</u></p> <p><u>8.1</u></p> <ul style="list-style-type: none"> • <u>Allotments which are valuable community spaces and offer people opportunities for food production;</u> • <u>Amenity green space (defined as spaces which are open to free and spontaneous use by the public but are not formally managed for a specific function such as a park or playing field; nor managed as a natural or semi-natural habitat, and for the purposes of open space provision are considered to be greater than 0.15 ha in size);</u> • <u>Sports and recreational facilities which include, but are not limited to, parks and gardens, outdoor sports facilities, play spaces and formalised sports clubs’ space, such as playing pitches and golf courses; and</u> • <u>Accessible natural green space which covers a variety of partly or wholly accessible spaces including meadows, woodland and copses of trees all of which share a trait of having natural characteristics and wildlife value, but which are also open to public use and enjoyment.</u> <p><u>Individually or collectively all of these spaces can contribute to the overall visual amenity of an area. In addition, open spaces can also contribute to mitigating adverse impacts upon internationally designated sites. In delivering open space, the LPA may consider it is more appropriate to make improvements to / enhancing existing open space within the locality in an equally or more accessible location than the proposed development. This would depend on local circumstances and the connectivity to existing provision. The Babergh and Mid Suffolk Open Space Assessment (May 2019) and associated online mapping together with the Leisure, Sport and Physical Activity Strategy (June 2021) provide the guidance and requirements for open space provision. An SPD will provide further clarification and guidance on open space design, provision and functionality.</u></p> <p><u>Neighbourhood Plans can designate Local Green Spaces in accordance with the criteria set out in paragraphs 101 to 103 of the NPPF.</u></p>

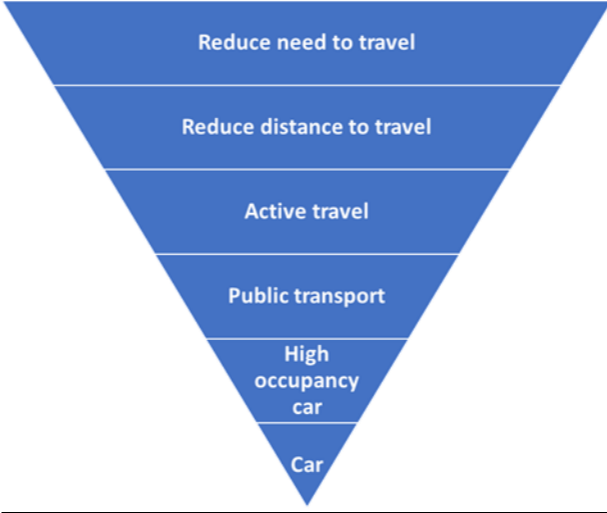
1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text Plain italic = original wording)</p>
			<p><u>Proposals for the total or partial loss of open space(s) must provide sufficient evidence to demonstrate that an open space is surplus to requirements. It is expected that this is supported by sufficient engagement with the local community. Development of and improvements to services and facilities would include for example through expansion, upgrading and diversification with or without enabling development.</u></p> <p><u>There is also the need to ensure that open space, of all types, is incorporated into new development, on sites of 1 hectare or more. This does not necessarily mean formal play areas, as the flexible policy requires consideration of the most suitable open space to meet local needs and aspirations, informed by evidence including the Babergh and Mid Suffolk Open Space Assessment (May 2019) and associated online mapping together with the Leisure, Sport and Physical Activity Strategy (June 2021). Open space will normally be required to be provided on the development site itself, but in appropriate cases off-site provision may be agreed by the LPA. The acceptability of off-site open space provision will be dependant on its proximity and accessibility to the community it serves. The mechanisms for the delivery of open space are set out in Policy LP32 – Developer Contributions and Planning Obligations.</u></p>
MM67.	113	LP31	<p><i>Policy LP31 LP28 – Services and Facilities Within the Community</i></p> <ol style="list-style-type: none"> 1. Provision of New and/or Expanded Services and Facilities <ol style="list-style-type: none"> a. Proposals for new accessible local community services and community facilities or improving existing facilities will be supported where the proposal is well related to and meets the needs of the local community, would reduce the need to travel to other settlements. The facility should be a proportionate scale to the settlement and would not adversely affect existing facilities. Proposals, particularly those located in the countryside, must demonstrate evidence of the community need for / benefits of the new facilities and good accessibility to the community to be served. 8.1 b. Development of and improvements to services and facilities which would assist in safeguarding a viable community asset will be supported subject to Plan policy compliance. The facility should be a proportionate scale to the settlement and should not adversely affect existing facilities. Proposals, particularly those located outside settlement boundaries, must demonstrate evidence of the community need for and/or the benefits of the new facilities and good accessibility to the community to be served. 8.2 b c. All d c. All d Development should be of have a high-quality development standard of design and sympathetic to the surrounding landscape and townscape, with no adverse effects on heritage assets and their settings. d. For open space, all developments in excess of 1 hectare will be required to provide on-site open space provision to meet the needs it creates having regard to what is already in the area and the most recent Open Space Assessment. This is unless the LPA considers it more appropriate to make improvements to existing open space within the locality in an equally or more accessible location than the proposed development. 8.3 c. To minimise the impact of development on climate change, sustainable construction practices and/or renewable energy technologies should be incorporated into proposals. 8.4 2. Loss of Services and Facilities <ol style="list-style-type: none"> 8.5 Development involving or comprising of the loss of an existing community facility, service or a premises, which is currently or last used to provide such use, will only be permitted if either: <ol style="list-style-type: none"> a. Compensatory provision of an alternative or improved facility will be, provided in an equally accessible or improved location ³⁸; or b. The applicant can sufficiently demonstrate that the service or facility is not viable and is no longer performing a functional role or valued by the community, either in its current or future form and it is not needed for an economically viable alternative community use. 8.6 3. Evidence to demonstrate that a service or facility is not viable, either in its current or future form should be agreed with the Council relevant LPA in advance (before being gathered) and should include: <ol style="list-style-type: none"> a. A sustained marketing period, normally of 6 months, undertaken at a realistic asking price and on a range of terms and in an appropriate format by an independent qualified assessor; and b. Regard to any material considerations, designations or adopted plans for the area; and c. Regard to relevant evidence on levels of community need and/or requirements³⁹. 4. Conversion of community facilities or premises into residential dwelling(s) will only be permitted where it complies with the relevant Plan policies. must demonstrate compliance with part 2 and part 3 above and Policy LP04.

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM68.	114	16.13 – 16.16	<p>16.13 <i>With regards to home to school transport contributions, these are already being secured through the planning process, where relevant to the development. This is done in accordance with the Department for Education (DfE) publication ‘Securing developer contributions for education’ (April 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations (revised March 2019). Paragraph 19 of the DfE guidance. It is therefore appropriate for the policy to require development contributions to provide for home to school transport where necessary.</i></p> <p>16.14 <i>The health benefits of ‘Active Transport’ are widely understood and supported, as such Sport England have recently published ‘Active Design’ which seeks to promote sport and physical activity in new and existing developments, to create an active environment, through designing and adapting where we live to encourage activity in everyday lives. The Councils have also published a Local Cycling and Walking Infrastructure Plan (LCWIP), which identifies opportunities for cycling and walking improvements at a local level.</i></p> <p>16.15 <u>Development should have regard to the most recent County Council Rights of Way Improvement Plan.</u> <i>In relation to Public Rights of Ways, the County Council are also preparing a new strategy, “Rights of Way Improvement Plan: Green Access Strategy”, which will also need to be considered in light of development proposals.</i></p> <p>16.16 Future alternative transport solutions (such as driverless and autonomous vehicle technology) which for example will be used in the future as an alternative to taxis or public transport. Although not specifically covered within the policy, they are measures which would be encouraged as they develop in the future.</p>
MM69.	114	LP32	<p><i>Policy LP32 LP29 – Safe, Sustainable and Active Transport</i></p> <p>1. Development proposals that are expected to, or likely to cause a significant increase in transport movements:</p> <p>a. Will be required to provide a travel plan in accordance with the County / National Guidance⁴⁷ to mitigate the highway impact of development and help maximise sustainable transport;</p> <p>b. Should also be supported by a transport statement or transport assessment. As indicative thresholds a transport statement will be required for residential developments between 50 and 80 dwellings and a transport assessment should accompany residential developments of over 80 dwellings, however other circumstances will also be considered. Non-residential development will be considered on a case by case basis.</p> <p>2) 1. All developments will be required to demonstrate safe and suitable access for all and must are to prioritise sustainable and active transport and maximise the opportunities to utilise these modes the uptake in sustainable and active transport in accordance with the transport hierarchy. This will prioritise the following modes of transport in order – walking, cycling, public transport and car sharing. Where possible, active travel is to be tied in with the green infrastructure network to support net environmental gains thereby providing additional positive effects for access to green spaces and wildlife habitats.</p> <p>8.1</p> <p>3) Proposals for all development shall, where relevant, incorporate:</p> <p>a. Pedestrian routes suitable for disabled persons and those with impaired mobility;</p> <p>b. Cyclists facilities, including routes, secure and covered cycle parking, showers and changing facilities;</p> <p>c. Public transport, such as new or revised services, and physical measures such as bus stops, improvements to bus and railway stations, and access to bus and railway stations to reduce dependency on private vehicles;</p> <p>d. Incentives to use sustainable modes of transport;</p> <p>e. Linkages to existing pedestrian and cycle networks;</p> <p>f. Enhancement to the Public Rights of Way network and protection of the existing network;</p> <p>g. Facilities to allow for multi-modal interchanges;</p> <p>h. Access to car park facilities in accordance with the relevant parking guidance⁴⁸;</p> <p>i. Electric vehicle charging in line with current parking guidance;</p> <p>j. Servicing and emergency vehicles; and</p> <p>k. Sustainable modes of transport for freight.</p> <p>4. <u>2.</u> <i>Development will be expected to contribute to the delivery of sustainable transport strategies for managing the cumulative impacts of growth, whilst protecting and enhancing the Public Rights of Way network.</i></p>

1 Mod Ref #	Page	Policy / Paragraph	<p style="text-align: center;">Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)</p>
			<p><u>3. All development should be informed by the relevant parking guidance⁴⁰, with adequate access for servicing and emergency vehicles.</u></p> <p>5. <u>4. Where necessary, development will be expected to provide home to school transport contributions.</u></p> <p><u>5. Development proposals that are expected to, or likely to cause a significant increase in transport movements must:</u></p> <p style="padding-left: 20px;"><u>a. Be supported by a transport statement and if appropriate a transport assessment⁴¹; and</u></p> <p style="padding-left: 20px;"><u>b. Provide a travel plan informed by the relevant County⁴² / National Guidance to mitigate the highway impact of development and maximise sustainable transport modes.</u></p> <p><u>6. Significant impacts on highway safety or the function of the highway network must be mitigated. Impact on highway safety must not be unacceptable and the residual cumulative impacts on the road network must not be severe.</u></p>
MM70.	116	LP33	<p><i>Policy LP33 LP30 – Managing Infrastructure Provision</i></p> <p style="padding-left: 20px;">8.1</p> <p>1. <u>Planning proposals will need to have regard to the Councils’ Infrastructure Delivery Plan (a living document that will be reviewed and updated during the plan period) and any responses to the proposals from infrastructure providers.</u> When determining planning applications, adequate regard must be given to the Council’s latest Infrastructure Delivery Plan and consultation responses received from infrastructure providers. All new development must be supported by, and have good access to, all necessary infrastructure⁴³. Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet the necessary infrastructure requirements arising from the proposed development.</p> <p style="padding-left: 20px;">8.2</p> <p>2. <i>Development proposals must consider all of the infrastructure implications of a scheme, including existing commitments to infrastructure provision at the time of application submission and determination, and cumulative impacts if the proposal forms one of a number of growth projects in a locality and/or infrastructure catchment area.</i></p> <p style="padding-left: 20px;">8.3</p> <p>3. Conditions or planning obligations, as part of a package or combination of infrastructure delivery measures, will be required for relevant proposals.</p> <p style="padding-left: 20px;">8.4</p> <p>4. <u>3. Applicants must demonstrate that adequate consideration has been given to the timing and level of infrastructure provision to the satisfaction of the relevant LPA and relevant infrastructure providers. As such, development may need to be phased either spatially or sequentially to ensure the provision of infrastructure in a timely manner. Restrictions on planning permissions and/or planning obligations may be used to secure a satisfactory phasing arrangement.</u></p>
MM71.	117	LP34	<p><i>Policy LP34 LP31 – Health and Education Provision</i></p> <p style="padding-left: 20px;">8.1</p> <p>1. <i>Sites proposed, or in current health and educational use, will be protected for that use. The change of use, or re-development of educational establishments and their grounds, will not be permitted unless:</i></p> <p style="padding-left: 40px;"><i>a. It can be clearly demonstrated that the use of the site is genuinely redundant and the same use is not viable in its current form, or an alternative economically viable community use(s) cannot be found;</i></p> <p style="padding-left: 40px;"><i>b. Satisfactory alternative capacity and/or improved facilities will be provided; and</i></p> <p style="padding-left: 40px;"><i>c. For educational uses, the area of the site to be redeveloped is genuinely in excess of Government guidelines for playing field provision, taking into account future educational projections.</i></p> <p style="padding-left: 20px;">8.2</p> <p>2. <i>Further to the above, in order to prevent land-locking of schools, development adjacent to existing schools and healthcare facilities should not compromise their ability of the school to expand to an appropriate size in the future.</i></p> <p style="padding-left: 20px;">8.3</p> <p>3. <i>The Councils will respond positively to and support appropriate and well-designed applications regarding the creation of new health and/or education facilities, and extensions to existing facilities. The Councils will be supportive of proposals that enable dual use of existing and new health and education facilities within school grounds which can also be used by the community and agreed under a Community Use Agreement. As expressed in the NPPF, the Council will apply the presumption in favour of the development. The Councils will engage in pre-application discussions with promoters to develop a</i></p>

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			collaborative approach to suitable applications, and ensure that early years settings and schools are placed in the best possible location to promote sustainable modes of travel and enable good access. Where necessary, the Councils will utilise planning obligations to help to mitigate any adverse impacts of an educational <u>or health</u> development and assist in delivering development that has a positive impact on the community.
MM72.	118	New paragraph under 16.25	New paragraph to be inserted after paragraph 16.25: <u>Relevant documents endorsed by the Councils would primarily include the Infrastructure Delivery Plan and Infrastructure Funding Statements but would also include documents with more detail such as open space type deficits and surpluses or detailed design for infrastructure schemes.</u>
MM73.	119	LP35	<p><i>Policy LP35 <u>LP32</u> – Developer Contributions and Planning Obligations</i></p> <p>8.1</p> <p>1) The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions.</p> <p>8.2</p> <p>2) <u>1. Planning proposals will need to have regard to the Councils' Infrastructure Delivery Plan and any responses to the proposals from infrastructure providers.</u> When making planning decisions, regard will be given to the Infrastructure Delivery Plan, the consultation responses received from infrastructure providers and the associated Plan evidence base. Applicants are required to mitigate the additional impacts their development will place on infrastructure through Planning Obligations and Community Infrastructure Levy (CIL) contributions.</p> <p>8.3</p> <p>3) <u>2.</u> The delivery of planned growth set out in Plan is dependent upon the availability of infrastructure to support it. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, <u>other</u> Developer Contributions and where appropriate, funding assistance from the Councils / other provider organisations. Planning applications will be expected to include appropriate infrastructure provision.</p> <p>4) <u>3.</u> Applicants shall adhere to the relevant documents <u>Infrastructure Delivery Plan and the Infrastructure Funding Statements</u> endorsed by the Councils detailing the types and priorities of infrastructure provision required for the dDistricts.</p>
MM74.	120	Glossary -New inclusion	<p><u>Area of Outstanding Natural Beauty Project Areas</u></p> <p><u>Two project areas adjoining Areas of Outstanding Natural Beauty have been identified in the Districts. These project areas are identified in the AONB Management Plans, and significant parts of them are deemed valued landscapes. They are the Stour Valley Project Area and the Suffolk Coast & Heaths Additional Project Area (located on the Shotley Peninsula). They contain special qualities with similar landscape characteristics to the AONBs.</u></p> <p><u>The Valued Landscape Assessment for the Stour Valley Project Area (March 2020) can be viewed at www.dedhamvalestourvalley.org, and Chapter 3 explains the special qualities of the area.</u></p> <p><u>The Valued Landscape Assessment for the Suffolk Coast & Heaths Additional Project Area (March 2020) can be viewed at www.suffolkcoastandheaths.org, and Chapter 3 explains the special qualities of the area.</u></p>
MM75.	121	Glossary - New inclusion	<p><u>'Design sensitive areas/landscapes' - considered to be schemes proposed within Areas of Outstanding Natural Beauty and the adjoining Project Areas, Conservation Areas and the settings of listed buildings.</u></p>
MM76.	122	Glossary - New inclusion	<p><u>First Homes - First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:</u></p> <p><u>a) must be discounted by a minimum of 30% against the market value;</u></p> <p><u>b) are sold to a person or persons meeting the First Homes eligibility criteria*;</u></p>

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
			<p><u>c) on their first sale, will have a restriction on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer;</u></p> <p><u>d) after the discount has been applied, the first sale must be at a price no higher than £250,000.</u></p> <p><u>First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.</u></p> <p><u>(www.gov.uk/guidance/first-homes Paragraph: 001 Reference ID: 70-001-20210524)</u></p> <p><u>* The criteria are set out in the guidance viewed at www.gov.uk/guidance/first-homes</u></p>
MM77.	123	Glossary – New inclusion	<p><u>Heavy water usage - refers to a user who requires a large amount of water for their activities. Normally this is expected to be manufacturing and processing businesses. However, this may also apply to office uses which will vary in scale. A small office may typically be broadly comparable in water usage to an average domestic user, whereas a large office may be a significantly high water user.</u></p> <p><u>Where schemes can be implemented within the existing supply capacity, it is likely that the relevant water company will require water supply agreements in place to provide clarity of the terms of use for the water.</u></p>
MM78.	n/a	n/a	No MM78
MM79.	123	Glossary – New inclusion	<p><u>Holistic Water Management – A pilot project set up to link all aspects of water management to develop new ways of delivering flood alleviation, to provide more reliable water resources for all users and to improve water-based ecosystems and water quality.</u></p>
MM80.	123	Glossary – New inclusion	<p><u>'Intensive livestock and poultry farming' – For the purposes of Policy LP14 – Intensive Livestock and Poultry Farming. The Environmental Permitting Regulations 6.09 Sector Guidance Note published by the Environment Agency in 2010 defines 'intensive' as an installation with more than: (i) 40,000 places for poultry; (ii) 2,000 places for production pigs (over 30kg) and/or (iii) 750 places for sows. (EPR Technical Guidance Note (2010) Regulatory Guidance Note No. 2 Understanding the meaning of regulated facility – Appendix 3 Interpretation of Intensive Farming Installations)</u></p>
MM81.	123	Glossary – New inclusion	<p><u>Lifecycle for building materials – Extraction, process/manufacture, transport, construction, operation, use and maintenance, demolition, recycling/re-use</u></p>
MM82.	125	Glossary - New inclusion	<p><u>Potentially designated sites – These include potential Special Protection Area (pSPA) or potential SSSI (pSSSI). These are potential site boundaries which may have minor changes to the final boundary of a site once classified (as identified by Natural England).</u></p>
MM83.	125	Glossary - New inclusion	<p><u>'Production Cycle': There is not a fixed time period as production cycles will differ depending on the type of intensive livestock proposal. Waste management plans and transport management plans will be expected for the proposed installation and in the latter case, the production cycle breakdown to include daily traffic movements.</u></p>
MM84.	125	Glossary - New inclusion	<p><u>Protected Habitats Sites - Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPA), Ramsar Sites, National Nature Reserves (NNRs), Local Nature Reserves (LNRs) and County Wildlife Sites (CWS).</u></p>
MM85.	125	Glossary - New inclusion	<p><u>Rural exception sites - Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the Local Planning Authority's discretion, for example where essential to enable the delivery of affordable units without grant funding (NPPF 2021).</u></p>
MM86.	125	Glossary - New inclusion	<p><u>'Sensitive land uses' - include homes, schools, hospitals and office development or sensitive environmental areas (https://gov.wales/sites/default/files/publications/2018-11/intensive-poultry-units-letter.pdf)</u></p>

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <u>Underlined text, italic and bold text</u> = additional text <i>Plain italic</i> = original wording)
MM87.	125	Glossary - New inclusion	<u>Strategic Transport Corridors – Strategic transport corridors are identified on the Key Diagram, and are defined as 2km from the A12, A14 and A140.</u>
MM88.	126	Glossary - New inclusion	<u>Sustainable Development</u> <u>Defined as: “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”</u> <u>Bruntland 1987</u>
MM89.	126	Glossary – New Inclusion	<u>Transport Hierarchy</u> <u>The Transport Hierarchy sets out the approach to prioritise sustainable and active transport over the use of the private car, as identified in the principles of the vehicle use pyramid.</u> <u>Principles of the vehicle use pyramid:</u> 
MM90.	127	Glossary – New Inclusion	<u>Valued Landscape Assessments for the AONB Project Areas</u> <u>The Valued Landscape Assessment for the Stour Valley Project Area (March 2020) can be viewed at www.dedhamvalestourvalley.org , and Chapter 3 explains the special qualities of the area.</u> <u>The Valued Landscape Assessment for the Suffolk Coast & Heaths Additional Project Area (March 2020) can be viewed at www.suffolkcoastandheaths.org , and Chapter 3 explains the special qualities of the area.</u>
MM91.	128	Appendix 01 – Housing Trajectory	Housing trajectory to be replaced with new Housing Trajectory is set out at the end of this Modifications Schedule document (page 52)
MM92.	138	Appendix 03 – Schedule of superseded policies	Modifications to the Schedule of superseded policies is set out at the end of this Modifications Schedule document (page 55)
MM93.	161	Policy LS01 and all Policy LA### allocations	Deletion of Policy LS01, all Policy LA### allocations and all corresponding background text (relating to settlement hierarchy and/or locational context and infrastructure requirements for each settlement) in the ‘Place section’ of the JLP relating to site allocations.
MM94.	All	Footnotes	A schedule showing the insertions / deletions and renumbering of footnotes from the Submission JLP (Nov 2020) is set out at the end of this Modifications Schedule document (page 63)

1 Mod Ref #	Page	Policy / Paragraph	Modification (Strikethrough text = removal <i>Underlined text, italic and bold text</i> = additional text <i>Plain italic</i> = original wording)

MM91 – Housing Trajectory

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

A housing trajectory has been produced for each district area which sets out the anticipated broad delivery pattern of new dwellings across the Plan period. Existing housing commitments will ensure that a very large proportion of the identified housing requirement figure is already provided for throughout the Plan period.

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

Summarised total dwelling supply position:

	Babergh	Mid Suffolk	B&MSDC
JLP annualised housing need target	416	535	951
JLP total local housing requirement (2018-2037)	7,904	10,165	18,069
Total completions (2018 – 2021)	1,274	1,813	3,087
Total committed supply – April 2021	4,939	7,882	12,821
Windfall	500	500	1,000
Total identified housing supply at 2021***	6,713	10,195	16,908
% of completions and total committed supply of housing requirement	85%	100%	94%
Projected total dwellings evidenced in 2021 5HLS period (2021-2026)	2,902*	5,139	8,041
Projected residual supply for remaining Plan period (PPs, resolution to grant subject to S106, made NP allocations)	2,037**	2,743	4,780
2018 – 2037 Shortfall (if any) to be addressed in Part 2 Plan.	1,191	0	1,191

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

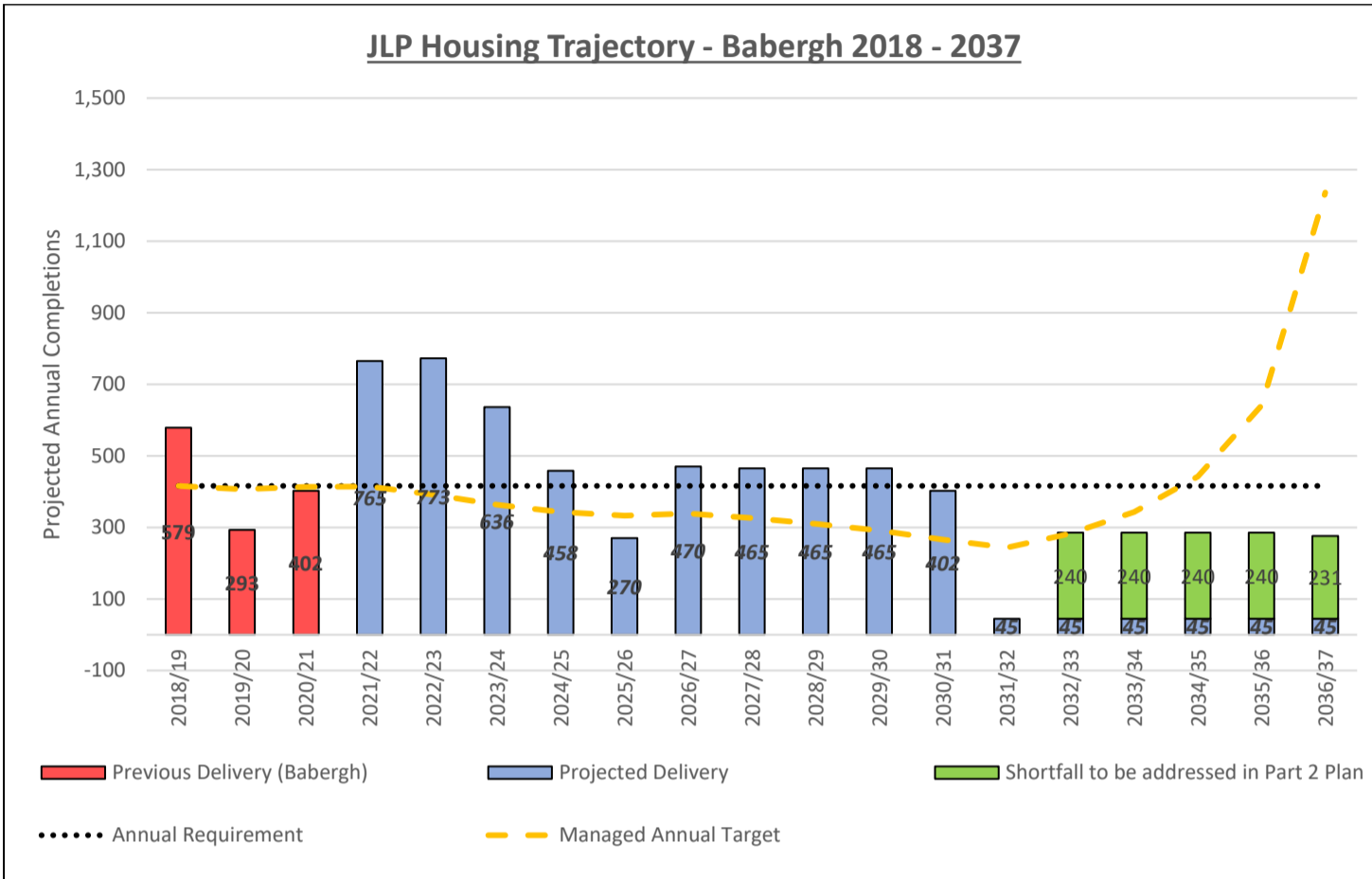
** Ref - 19/00567 (Sproughton) – 105 dwellings removed from projections due to application withdrawn

*** This total identified housing supply is not the supply of 'deliverable' housing land which is formally identified within the Councils 5 Year Housing Land Supply Assessments.

Babergh

Summarised dwelling trajectory position:

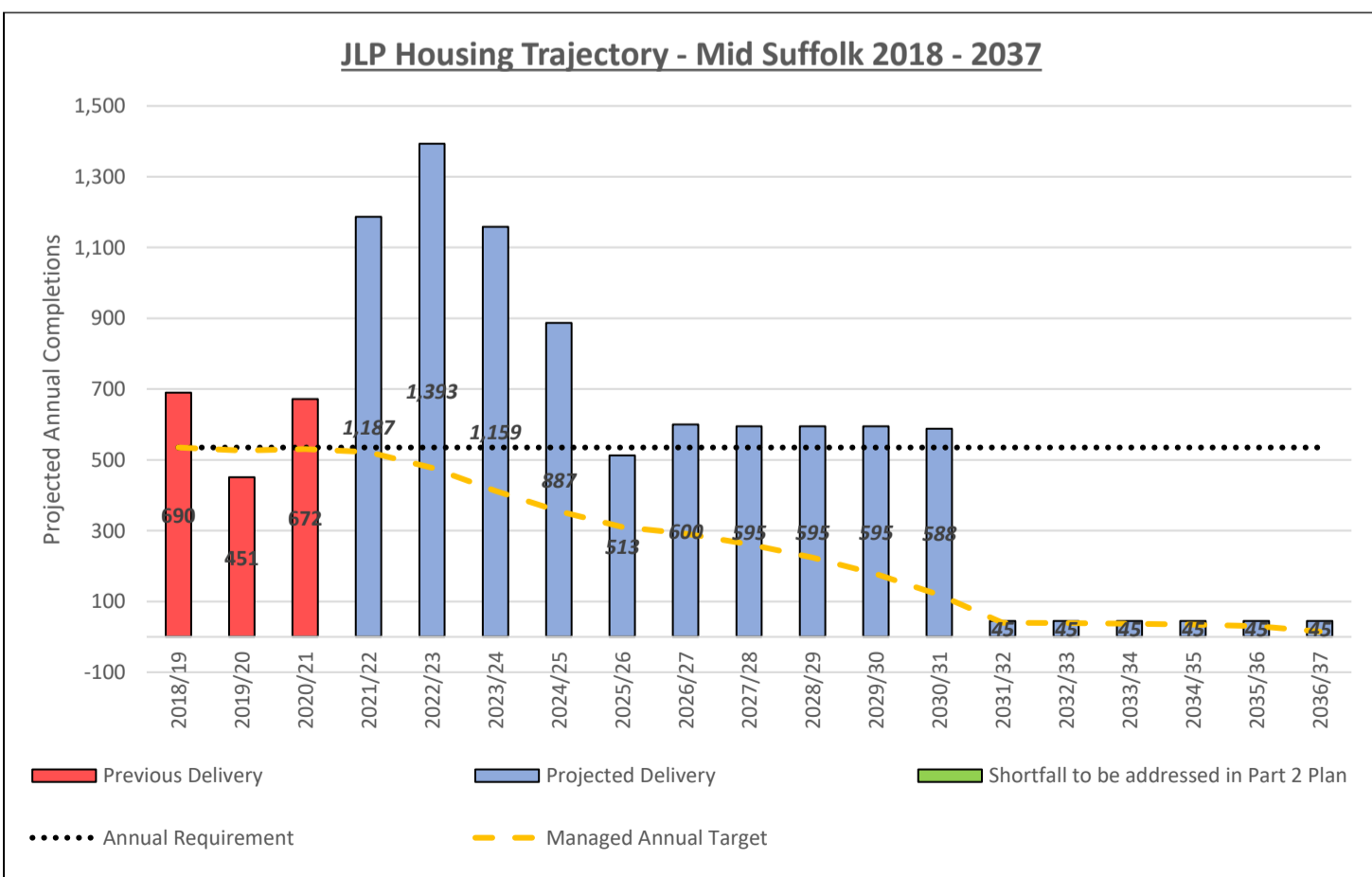
	2018 – 2020/21	2021 - 2025/26	2026 - 2036/37	Total dwellings (2018-2037)	Shortfall to be addressed in Part 2 Plan
Babergh	1,274	2,902	2,537	6,713	1,191



Mid Suffolk

Summarised dwelling trajectory position:

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



MM92 – Schedule of Superseded Policies



Babergh Policies

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Core Strategy	CS1	<i>Applying the presumption in Favour of Sustainable Development in Babergh</i>	NPPF para: 7
Core Strategy	CS2	<i>Settlement Pattern Policy</i>	Superseding policy: SP03, SP05, LP01 NPPF para: 78, 79, 80, 81, 85, 120
Core Strategy	CS3	<i>Strategy for Growth and Development</i>	Superseding policy: SP03, SP05, SP06, LP01, LP11 NPPF para: 8, 11, 81, 84, 86, 105
Core Strategy	CS8	<i>Sproughton Strategic Employment Land Allocation</i>	Superseding policy: SP05
Core Strategy	CS9	<i>Wherstead Strategic Employment Land Allocation</i>	Superseding policy: SP05
Core Strategy	CS11	<i>Strategy for Development for Core and Hinterland Villages</i>	Superseding policy: SP03, SP05, LP12, LP01, LP11, LP12, LP28 NPPF para: 11, 78, 79
Core Strategy	CS12	<i>Sustainable Design and Construction Standards</i>	Superseding policy: LP23 NPPF para: 11, 126, 136, 157, 158
Core Strategy	CS13	<i>Renewable / Low Carbon Energy</i>	Superseding policy: LP25 NPPF para: 155, 156, 158
Core Strategy	CS14	<i>Green Infrastructure</i>	Superseding policy: LP28 NPPF para: 98, 103
Core Strategy	CS15	<i>Implementing Sustainable Development in Babergh</i>	Superseding policies: SP09, SP10, LP15 – LP19, LP23 – LP30 NPPF para: 7 – 14, 73, 104, 112, 126 - 136, 153 – 158
Core Strategy	CS16	<i>Town, Village and Local Centres</i>	Superseding policies: SP06, SP07, LP11, LP12, LP28 NPPF para: 11, 105
Core Strategy	CS17	<i>The Rural Economy</i>	Superseding policies: SP05, SP06, SP07, LP12, LP13, LP20, LP22, LP28 NPPF para: 84, 85
Core Strategy	CS18	<i>Mix and Type of Dwellings</i>	Superseding policies: SP01, LP06 NPPF para: 61 - 62, 125
Core Strategy	CS19	<i>Affordable Homes</i>	Superseding policies: SP02, LP07 NPPF para: 62 - 65, 72, 78
Core Strategy	CS20	<i>Rural Exception Sites</i>	Superseding policies: LP06 NPPF para: 65, 72, 78
Core Strategy	CS21	<i>Infrastructure Provision</i>	Superseding policies: SP08, LP30, LP31 NPPF para: 8, 41, 73, 124
Core Strategy	CS22	<i>Monitoring</i>	Superseding policy: LP32 NPPF para: 55 – 58
Local Plan	EN22	<i>Light Pollution - Outdoor Lighting</i>	Superseding policies: LP15, LP24, NPPF para: 8, 185,
Local Plan	EN26	<i>Telecommunications</i>	Superseding policy: LP30 NPPF para: 41, 114 – 118
Local Plan	HS05	<i>Replacement Dwellings</i>	Superseding policies: LP04
Local Plan	HS11	<i>Head Lane, Great Cornard</i>	No superseding policy. No superseding policy.
Local Plan	HS12	<i>William Armes Factory, Cornard Road, Sudbury</i>	Development completed. No superseding policy.
Local Plan	HS13	<i>High Bank, Melford Road, Sudbury</i>	Development completed. No superseding policy.
Local Plan	HS14	<i>Peoples Park, Sudbury</i>	Development completed. No superseding policy.
Local Plan	HS15	<i>Grays Close, Hadleigh</i>	Development completed. No superseding policy.
Local Plan	HS16	<i>Gallows Hill, Hadleigh</i>	Development completed. No superseding policy.
Local Plan	HS17	<i>Carsons Drive, Great Cornard</i>	Development commenced on site. . No superseding policy.
Local Plan	HS18	<i>Bures Road, Great Cornard</i>	Development completed. No superseding policy.
Local Plan	HS19	<i>Rotheram Road, Bildeston</i>	Development completed. No superseding policy.
Local Plan	HS20	<i>Friends Field/Tawney Rise, Bures</i>	Development completed. No superseding policy.
Local Plan	HS21	<i>Goodlands Farm, Daking Avenue, Boxford</i>	Development completed. No superseding policy.
Local Plan	HS22	<i>Folly Road, Great Waldingfield</i>	Development completed. No superseding policy.
Local Plan	HS23	<i>Church Farm, Whatfield</i>	Development completed. No superseding policy.
Local Plan	HS24	<i>Church Lane, Sproughton</i>	Planning permission granted prior to the base date of the plan. No superseding policy.

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

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	CN01	<i>Design Standards</i>	Superseding policies: LP23, LP24 NPPF para: 8, 80, 97, 126 - 136,
Local Plan	CN03	<i>Open Space within Settlements</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 121 123
Local Plan	CN04	<i>Design & Crime Prevention</i>	Superseding policy: LP24 NPPF para: 92, 130
Local Plan	CN06	<i>Listed Buildings - Alteration/Extension/Change of Use</i>	Superseding policy: LP19 NPPF para: 80,189 – 208
Local Plan	CN08	<i>Development in or near conservation areas</i>	Superseding policy: LP19 NPPF para: 79 80, 184 – 202 189 – 208
Local Plan	CN14	<i>Historic Parks & Gardens - National</i>	Superseding policy: LP19 NPPF para: 80, 189 – 208
Local Plan	CN15	<i>Historic Parks & Gardens - Local</i>	Superseding policy: LP19 NPPF para: 80, 189 – 208
Local Plan	RE04	<i>Quay Lane, Sudbury Open Space</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE05	<i>Shawlands Avenue, Great Cornard</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE06	<i>Small and Medium - Scale Recreation</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE07	<i>Large Scale Recreation</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE11	<i>Land between A137, A14 and The Strand, Wherstead</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE13	<i>Gt Cornard Country Park</i>	Superseding policy: LP28 NPPF para: 84, 94, 98 - 103, 123
Local Plan	RE14	<i>Stour & Orwell Estuaries</i>	Superseding policy: LP12 NPPF para: 84
Local Plan	RE16	<i>Land-based Sailing Facilities on Estuaries</i>	Superseding policy: LP12 NPPF para: 84
Local Plan	RE17	<i>Land-based Facilities at Alton Water</i>	Superseding policy: LP12 NPPF para: 84
Local Plan	RE18	<i>Rivers Stour and Gipping</i>	Superseding policy: LP12 NPPF para: 84
Local Plan	TP04	<i>New Cycle Links</i>	Superseding policy: LP29, LP32 NPPF para: 55 - 58, 104 - 105, 110
Local Plan	TP05	<i>New cycle Link - Sproughton</i>	No superseding policy
Local Plan	TP07	<i>Expansion of Copdock Park & Ride Facility</i>	No superseding policy
Local Plan	TP08	<i>Proposed Park and Ride- Wherstead</i>	No superseding policy
Local Plan	TP10	<i>Sudbury Western Bypass route protection</i>	No superseding policy
Local Plan	TP13	<i>Lorry Parking in Hadleigh</i>	Superseding policy: LP29 NPPF para: 104, 109
Local Plan	TP15	<i>Parking Standards - New Development</i>	Superseding policy: LP29 NPPF para: 104
Local Plan	TP16	<i>Green Travel Plans</i>	Superseding policy: LP29 NPPF para: 113
Local Plan	TP18	<i>Airports</i>	No superseding policy
Local Plan	TP19	<i>Boxford Community Car Park</i>	No superseding policy
Local Plan	SD01	<i>Principal Shopping Area</i>	Superseding policy: SP06, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD02	<i>Mixed Use Areas - Business & Service</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD03	<i>Mixed Use Areas - Shopping and Commerce</i>	Superseding policy: SP05, SP06, LP10, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD04	<i>Mixed Use Areas - Residential Development</i>	Superseding policy: LP28 NPPF para: 92, 120
Local Plan	SD05	<i>Bus/Rail Interchange</i>	No superseding policy
Local Plan	SD06	<i>Land around Bus Station & Borehamgate Precinct</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD07	<i>Land to rear of Market Hill</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD08	<i>North St/Gainsborough Rd Junction</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 86, 87, 88, 89
Local Plan	SD10	<i>Bus Station</i>	No superseding policy
Local Plan	SD11	<i>Industrial Areas</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 87, 88, 90
Local Plan	SD13	<i>Walnut tree Hospital</i>	Site has planning permission. No superseding policy.
Local Plan	SD14	<i>Market Hill, New Service Road</i>	No superseding policy
Local Plan	SD15	<i>Alternative Hospital Site</i>	No superseding policy
Local Plan	HD01	<i>Shopping - Foodstore between Pound Lane and Bridge Street</i>	Site has planning permission. No superseding policy.
Local Plan	HD03	<i>Prime Shopping Area</i>	Superseding policy: SP06, LP10, LP11 NPPF para: 87, 88, 90
Local Plan	HD05	<i>Hadleigh Health Centre</i>	Development completed. No superseding policy.

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	CP01	<i>Chilton Mixed Use Development Package</i>	Site has planning permission. Superseded by Saved Policy CS4
Local Plan	CP02	<i>Chilton Cemetery</i>	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123

Mid Suffolk Policies

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Stowmarket Area Action Plan SAAP	4.1	<i>SAAP - Presumption in Favour of Sustainable Development</i>	NPPF para: 7 – 14
SAAP	4.2	<i>SAAP - Providing a Landscape Setting for Stowmarket</i>	Superseding policy: LP17 NPPF para: 130, 174 - 176
SAAP	5.1	<i>SAAP - General Retail Policies For All of The SAAP</i>	Superseding policies: SP06, LP11, LP23, LP29 NPPF para: 130, 174 – 176
SAAP	5.2	<i>SAAP - Principal Shopping Area (Primary and Secondary Shopping Frontages)</i>	Superseding policy: SP06, LP11 NPPF para: 86 - 91
SAAP	5.3	<i>SAAP - Ipswich Street</i>	No superseding policy
SAAP	5.4	<i>SAAP - Complementary Uses</i>	Superseding policy: SP06, LP11 NPPF para: 86 - 91
SAAP	5.5	<i>SAAP - Retail in The Surrounding Villages and Local Shopping Centres</i>	Superseding policies: SP06, LP11, LP28 NPPF para: 86 - 93
SAAP	6.1	<i>SAAP - Housing and Waste Storage</i>	Superseding policy: LP24 NPPF para: 8, 126 - 136
SAAP	6.2	<i>SAAP - Land Adjoining Paupers Graves, Union Road, Stowmarket</i>	Superseding policy: LP28 NPPF para: 84, 93, 98 – 103, 123
SAAP	6.3	<i>SAAP - Land Adjoining Church Meadows, Stowmarket</i>	LNR - Superseding policy: LP16 and LP28, NPPF para: 84, 93, 98 – 103, 123 153, 174, 179 – 182
SAAP	6.4	<i>SAAP - Development in The Villages</i>	Superseding policy: SP03, LP01 NPPF para: 78 – 80
SAAP	6.6	<i>SAAP - Stowmarket North and North-West - Development around Chilton Leys Development Brief</i>	No superseding policy.
SAAP	6.7	<i>SAAP - Stowmarket North and North-West - Development around Chilton Leys Paupers Graves</i>	Superseding policy: LP28 NPPF para: 84, 93, 98 – 103, 123
SAAP	6.8	<i>SAAP - Stowmarket North and North-West - Development around Chilton Leys Link to the A14</i>	No superseding policy.
SAAP	6.10	<i>SAAP - Stowmarket North and North-West - Development around Chilton Leys SAAP Stowmarket High School/relocation of the Leisure Centre</i>	No superseding policy.
SAAP	7.1	<i>SAAP - Sustainable Employment Sites</i>	Superseding policies: SP05, LP09 NPPF para: 83, 109
SAAP	7.2	<i>SAAP - Employment on Mixed Use Sites</i>	No superseding policy
SAAP	7.3	<i>SAAP - Tourism</i>	Superseding policies: SP07, LP12 NPPF para: 83 84
SAAP	7.4	<i>SAAP - Museum of East Anglian Life (MEAL)</i>	Superseding policies: SP07, LP12 NPPF para: 84
SAAP	7.5	<i>SAAP - Established Employers and Industrial</i>	Superseding policies: SP05, LP10 NPPF para: 83
SAAP	7.6	<i>SAAP - Narrow Mixed Use Corridor</i>	Superseding policies: SP05, LP09, LP10 NPPF para: 83, 109
SAAP	7.7	<i>SAAP - Local Plan Employment Allocations</i>	Superseding policies: LP09, LP10 NPPF para: 83, 109
SAAP	7.8	<i>SAAP - Cedars Park Employment Site</i>	Superseding policies: LP09, LP10 NPPF para: 83, 109
SAAP	7.9	<i>SAAP - Stowmarket Business and Enterprise Park Allocation</i>	Superseding Policy: SP05 NPPF para: 109
SAAP	7.10	<i>SAAP - Development Briefs</i>	No superseding policy.
SAAP	8.1	<i>SAAP - Developer Contributions to a Sustainable Transport network</i>	Superseding policy: LP32 NPPF para: 55 – 58
SAAP	8.2	<i>SAAP - A14 Trunk Road</i>	No superseding policy
SAAP	9.1	<i>SAAP - Biodiversity Measures</i>	Superseding policy: LP16, NPPF para: 153, 174, 179 - 182
SAAP	9.2	<i>SAAP - River Valleys</i>	Superseding policies: LP16, LP17, LP18 NPPF para: 130, 153, 174, 176, 179 - 182
SAAP	9.3	<i>SAAP - River Rattlesden</i>	Superseding policies: LP16, LP17 NPPF para: 130, 153, 174, 176, 179 - 182
SAAP	9.4	<i>SAAP - River Gipping</i>	Superseding policies: LP16, LP17 NPPF para: 130, 153, 174, 176, 179 - 182
SAAP	9.5	<i>SAAP - Historic Environment</i>	Superseding policies: LP19

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
			NPPF para: 80, 189 - 208, 211
SAAP	10.1	SAAP - Protection and Enhancement of Cultural Facilities	Superseding policies: LP12, LP19, LP28 NPPF para: 80, 84, 93, 98 - 103, 123, 189 - 208, 211
SAAP	10.2	SAAP - Provision of Accessible Natural Green Space	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
SAAP	10.3	SAAP - Improving the Quality of Open Space	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
SAAP	11.1	SAAP - Developer Contributions to Infrastructure Delivery	Superseding policy: LP30, LP32 NPPF para: 41, 55 - 58, 73, 104, 114, 116, 122
Core Strategy Focussed Review	FC1	Presumption in Favour of Sustainable Development	No superseding policy NPPF para: 7
Core Strategy Focussed Review	FC1.1	Mid Suffolk Approach to Delivering Sustainable Development	No superseding policy NPPF para: 7 - 14
Core Strategy Focussed Review	FC2	Provision and Distribution of housing	Superseding policy: SP01, SP03, LP01 NPPF para: 32
Core Strategy Focussed Review	FC3	Supply of Employment Land	Superseding policy: SP05 NPPF para: 81, 83, 84
Core Strategy	CS1	Settlement Hierarchy	Superseding policy: SP03, LP01 NPPF para: 73, 79, 84, 120
Core Strategy	CS2	Development in the Countryside and Countryside Villages	Superseding policies: SP03, LP01 NPPF para: 79, 80
Core Strategy	CS3	Reduce Contributions to Climate Change	Superseding policies: SP10, LP23, LP25, LP26 NPPF para: 152 - 173
Core Strategy	CS4	Adapting to Climate Change	Superseding policies: SP10, LP15, LP16, LP27 NPPF para: 152 - 173
Core Strategy	CS5	Mid Suffolk's Environment	Superseding policies: LP16, LP17, LP19, LP24 NPPF para: 72, 80, 112, 126 - 136, 153, 174, 176, 179 - 182, 189 - 208, 211
Core Strategy	CS6	Services and Infrastructure	Superseding policies: LP29, LP30, LP31 NPPF para: 41, 73, 104, 114, 116, 124
Core Strategy	CS7	Brown field Target	No superseding policy NPPF para: 119 - 121
Core Strategy	CS9	Density and Mix	Superseding policy: SP01, LP06 NPPF para: 92, 133
Core Strategy	CS10	Gypsy and Travellers	Superseding policy: SP04 Planning Policy for Travellers Sites
Core Strategy	CS12	Retail Provision	Superseding policy: SP06, LP11 NPPF para: 86 - 91
Local Plan	SB2	Development appropriate to its setting	Superseding policy: LP24 NPPF para: 104, 112, 126 - 136
Local Plan	SB3	Retaining visually important open spaces	Superseding policies: LP17, LP28 NPPF para: 84, 93, 98 - 103, 123, 130, 153, 174, 176,
Local Plan	GP1	Design and layout of development	Superseding policy: LP24 NPPF para: 104, 112, 126 - 136
Local Plan	GP2	Development briefs	No superseded policy.
Local Plan	Prop 1	Settlement Boundaries and Visually Important Open Spaces	Superseding policy: SP03, LP17, LP28 NPPF para: 84, 93, 98 - 103, 123, 130, 153, 174, 176
Local Plan	HB1	Protection of historic buildings	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB2	Demolition of listed buildings	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB3	Conversions and alterations to historic buildings	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB4	Extensions to listed buildings	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB5	Preserving historic buildings through alternative uses	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB6	Securing the repair of listed buildings	Superseding policy: -LP19 NPPF para: 80, 189 - 208
Local Plan	HB7	Protecting gardens and parkland of historic interest	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB8	Safeguarding the character of conservation areas	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB9	Controlling the demolition in conservation areas	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB10	Advertisements in conservation areas	Superseding policy: LP19 NPPF para: 80, 136, 189 - 208
Local Plan	HB13	Protecting ancient monuments	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	HB14	Ensuring archaeological remains are not destroyed	Superseding policy: LP19 NPPF para: 80, 189 - 208
Local Plan	H2	Housing development in towns	Superseding policy: SP03 LP01 NPPF para: 11, 65, 105, 125
Local Plan	H3	Housing development in villages	Superseding policies: SP03, LP01

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
			NPPF para: 11, 65, 79, 105, 125
Local Plan	H4	Provision for affordable housing in larger schemes	Superseding policies: SP02 NPPF para: 62 - 65, 72, 78
Local Plan	H5	Affordable housing in countryside	Superseding policies: SP02, LP07 NPPF para: 62 - 65, 72, 78
Local Plan	H7	Restricting housing development unrelated to needs of countryside	Superseding policy: SP03, LP01 NPPF para: 79, 80
Local Plan	H8	Replacement dwellings in the countryside	Superseding policy: LP04
Local Plan	H9	Conversion of rural buildings to dwellings	Superseding policy: LP03 NPPF para: 80
Local Plan	H10	Dwellings for key agricultural workers	Superseding policy: LP05 NPPF para: 80
Local Plan	H11	Residential caravans and other mobile homes	Superseding policy: SP03, LP01 NPPF para: 62
Local Plan	H13	Design and layout of housing development	Superseding policy: LP24 NPPF para: 97, 104, 112, 126 – 136
Local Plan	H14	A range of house types to meet different accommodation needs	Superseding policies: SP01, LP06 NPPF para: 92, 133
Local Plan	H15	Development to reflect local characteristics	Superseding policies: LP24 NPPF para: 104, 112, 126 – 136
Local Plan	H16	Protecting existing residential amenity	Superseding policy: LP15, LP24 NPPF para: 119, 174
Local Plan	H17	Keeping residential development away from pollution	Superseding policy: LP15, LP24 NPPF para: 174, 185, 188
Local Plan	H18	Extensions to existing dwellings	Superseding policy: LP03
Local Plan	H19	Accommodation for special family needs	Superseding policy: LP02, LP06
Local Plan	Prop.5	Housing development at: Lime House Quarry Site, Church Lane, Claydon and Reeds Way, Stowupland	Developments completed
Local Plan	CL2	Development within special landscape areas	Superseding policy: LP17 NPPF para: 130, 174 - 176
Local Plan	CL3	Major utility installations and power lines in countryside	Superseding policy: LP25 NPPF para: 114 – 118
Local Plan	CL5	Protecting existing woodland	Superseding policies: LP16, LP17 NPPF para: 130, 153, 174, 179 – 182
Local Plan	CL6	Tree preservation orders	No superseding policy
Local Plan	CL8	Protecting wildlife habitats	Superseding policy: LP16, NPPF para: 153, 174, 179 – 182
Local Plan	CL9	Recognised wildlife areas	Superseding policy: LP16, NPPF para: 153, 174, 179 – 182
Local Plan	CL11	Retaining high quality agricultural land	Superseding policy: LP15 NPPF para: 174
Local Plan	CL12	The effects of severance upon existing farms	No superseding policy
Local Plan	CL13	Siting and design of agricultural buildings	Superseding policy: LP22 NPPF para: 84
Local Plan	CL14	Use of materials for agricultural buildings and structures	No superseding policy
Local Plan	CL15	Livestock buildings and related development	Superseding policy: LP22 NPPF para: 84
Local Plan	CL16	Central grain stores, feed mills and other bulk storage	Superseding policy: LP22 NPPF para 84
Local Plan	CL17	Principles for farm diversification	Superseding policy: LP09, LP13, LP20 NPPF para: 84
Local Plan	CL18	Change of Use for agricultural and other rural buildings to non-residential uses	Superseding policy: LP13, LP20 NPPF para: 84
Local Plan	CL19	Farm Shops	Superseding policy: LP11, LP28 NPPF para: 84
Local Plan	CL20	Garden Centres	Superseding policy: LP11, LP28 NPPF para: 84
Local Plan	CL21	Facilities for horse riding	Superseding policy: LP20 NPPF para: 84
Local Plan	CL22	Advertisements in a countryside setting	No superseding policy NPPF para: 136
Local Plan	CL23	After use of sites following mineral extraction	No superseding policy
Local Plan	CL24	Wind Turbines in the countryside	Superseding policy: LP25 NPPF para: 155 – 158
Local Plan	Prop.6	Existing Special Landscape Areas (SLA)	Superseding policy: LP17 NPPF para: 130, 174 - 176
Local Plan	Prop.7	New Special Landscape Areas and extensions to existing SLAs	Superseding policy: LP17 NPPF para: 130, 174 – 176
Local Plan	E2	Industrial uses on allocated sites	Superseding policies: SP05, LP09, LP10 NPPF para: 81, 83, 109
Local Plan	E3	Warehousing, storage, distribution and haulage depots	Superseding policies: LP09 NPPF para: 81, 83, 109
Local Plan	E4	Protecting existing industrial/business areas for employment generating uses	Superseding policies: SP05, LP10 NPPF para: 81, 83
Local Plan	E5	Change of Use within existing industrial/commercial areas	Superseding policies: SP05, LP09 NPPF para: 81, 83
Local Plan	E6	Retention of use within existing industrial/commercial areas	Superseding policies: SP05, LP09, LP10 NPPF para: 81, 83
Local Plan	E7	Non-conforming industrial uses	Superseding policy: LP09 NPPF para: 81

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	E8	Extensions to industrial and commercial premises	Superseding policies: SP05, LP09 NPPF para: 81, 83
Local Plan	E9	Location of new businesses	Superseding policy: SP05, LP09 NPPF para: 81, 84
Local Plan	E10	New Industrial and commercial development in the countryside	Superseding policy: SP05, LP09 NPPF para: 81, 84, 85
Local Plan	E11	Re-use and adaption of agricultural and other rural buildings	Superseding policy: LP03, LP09, LP20 NPPF para: 81, 84, 85
Local Plan	E12	General principles for location, design and layout	Superseding policy: SP05, LP09, LP24, LP29 NPPF para: 84, 130
Local Plan	Prop.8	New sites for industrial and commercial development	Superseding policy: SP05, LP09 NPPF para: 81 - 83
Local Plan	Prop.9	New land for warehousing, storage and distribution	Superseding policy: SP05, LP09 NPPF para: 83, 109
Local Plan	S3	Amusement Centres	Superseding policy: LP12 NPPF para: 84
Local Plan	S4	Avoiding the loss of residential accommodation	Superseding policy: SP06, LP11 NPPF para 87, 88, 89
Local Plan	S5	Living accommodation above shops and other commercial premises	Superseding policy: SP06, LP11 NPPF para: 120
Local Plan	S6	Provision of office accommodation	Superseding policy: LP09, LP11 NPPF para: 81 - 83, 86 - 88, 91
Local Plan	S7	Provision of local shops	Superseding policy: LP10, LP28 NPPF para: 87 - 93
Local Plan	S8	Shop front design	No superseding policy
Local Plan	S9	Retaining traditional shop fronts	No superseding policy
Local Plan	S10	Convenience good store	Superseding policy: SP06, LP11, LP28 NPPF para: 87 - 93
Local Plan	S11	Retail warehousing	Superseding policy: SP06, LP09 NPPF: 86 – 91
Local Plan	S12	Retail on industrial estates and commercial sites	Superseding policy: SP05, LP09, LP10, LP11 NPPF para: 81, 83, 86, 88, 90, 91
Local Plan	S13	Ancillary retail uses	Superseding policy: SP06, LP09, LP10, LP11 NPPF para: 86 - 91, 130
Local Plan	Prop.10	Principal shopping areas for Stowmarket, Eye, Needham Market and Debenham	Superseding policy: SP06, LP11 NPPF para: 86 - 91
Local Plan	Prop.11	Primary and secondary shopping frontage	Superseding policy: SP06, LP11 NPPF para: 86 - 91
Local Plan	T1	Environmental impact of major road schemes	Superseding policy: SP08, SP09, SP10, LP15 NPPF para: 174,
Local Plan	T2	Minor Highway improvements	Superseding policy: LP30 NPPF para: 104 – 105, 111 - 113
Local Plan	T4	Planning Obligations and highway infrastructure	Superseding policy: LP30, LP32 NPPF para: 41, 55 - 58, 73, 104, 124
Local Plan	T5	Financial contributions to B1115 Relief road	Development completed.
Local Plan	T6	Petrol filling stations and other road side services	Superseding policy: LP09 NPPF para: 81, 83
Local Plan	T7	Provision of public car parking	Superseding policy: LP29 NPPF para: 104 - 105
Local Plan	T8	Lorry parking facilities in towns	Superseding policy: LP29 NPPF para: 104 – 105, 109,
Local Plan	T9	Parking Standards	Superseding policy: LP29 NPPF para: 104
Local Plan	T10	Highway considerations in development	Superseding policy: LP26, LP29 NPPF para: 104 – 105, 111 - 113
Local Plan	T11	Facilities for pedestrians and cyclists	Superseding policy: LP26, LP29 NPPF para: 104 – 105, 108, 110
Local Plan	T12	Designing for people with disabilities	Superseding policy: LP29 NPPF para: 104 – 105, 110 - 112
Local Plan	T13	Bus Service	Superseding policy: LP29 NPPF para: 104 – 105, 110 - 112
Local Plan	T14	Rail Service	Superseding policy: LP29 NPPF para: 104 – 105, 110 - 112
Local Plan	RT1	Sports and recreation facilities for local communities	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT2	Loss of existing sports and recreation facilities	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT3	Protecting recreational open space	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT4	Amenity open space and play areas within residential development	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT5	Recreational facilities as part of other development	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT6	Sport and recreational facilities in the countryside	Superseding policy: LP28 NPPF para: 84, 93, 98 - 103, 123
Local Plan	RT7	Noisy Sports	No superseding policy
Local Plan	RT8	Motor Sports	No superseding policy
Local Plan	RT9	Facilities for air sports	No superseding policy
Local Plan	RT10	Golf Courses	No superseding policy

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	RT11	Facilities for informal countryside recreation	Superseding policy: LP12 NPPF para: 84
Local Plan	RT12	Footpaths and bridleways	Superseding policy: LP21, LP30 NPPF para: 98, 102, 103
Local Plan	RT13	Water-based recreation	Superseding policy: LP12 NPPF para: 84
Local Plan	RT14	Art in public places	No superseding policy
Local Plan	RT15	Safeguarding arts and entertainments venues	Superseding policies: LP28 NPPF para: 83, 92
Local Plan	RT16	Tourism facilities and visitor attractions	Superseding policy: SP07, LP12 NPPF para: 84
Local Plan	RT17	Serviced tourist accommodation	Superseding policy: LP13 NPPF para: 84
Local Plan	RT18	Touring caravan and camping sites	Superseding policy: LP13 NPPF para: 84
Local Plan	RT19	Static caravans and holiday chalets	Superseding policy: LP13 NPPF para: 84
Local Plan	Prop. 16	Town centre park and arboretum at Milton Road, Stowmarket	No superseding policy
Local Plan	Prop.17	Informal amenity area and riverside footpath at Takers Lane, Stowmarket	No superseding policy
Local Plan	Prop. 19	Pay and play golf course at Creeting Hill, adjacent to Beacon Hill	No superseding policy
Local Plan	Prop.20	Visitor centre at Needham lake, Needham Market	Planning permission granted, no superseding policy
Local Plan	Prop.21	Water sports and recreational activities at Bramford Lake	Development completed
Local Plan	Prop.22	Water sports and recreational activities at Weybread Lake	Development completed
Local Plan	Prop.23	Extension to the Museum of East Anglian Life, Stowmarket	Development completed
Local Plan	Prop.24	Heritage centre adjacent to the Castle Mound, Eye	No superseding policy
Local Plan	SC2	Septic tanks	No superseding policy
Local Plan	SC3	Small sewage treatment plants	No superseding policy
Local Plan	SC4	Protection of groundwater supplies	Superseding policy: LP15 NPPF para: 183 - 184
Local Plan	SC6	Recycling centres	No superseding policy
Local Plan	SC7	Siting of telecommunications equipment	No superseding policy
Local Plan	SC8	Siting of new school buildings	Superseding policy: LP31 NPPF para: 95
Local Plan	SC9	Conversion of premises to residential homes	Superseding policy: LP06 NPPF para: 80
Local Plan	SC10	Siting of local community health services	Superseding policy: LP31
Local Plan	SC11	Accommodation for voluntary organizations	No superseding policy
Local Plan	Prop.25	Sites for new primary schools	No superseding policy
Local Plan	SDA1	Programmed B1115 Relief Road	Development completed
Local Plan	SDA2	Additional sources of funding for B1115 Relief Road	Development completed
Local Plan	SDA3	Comprehensive development within the SDA	Development completed
Local Plan	SDA4	Sustainable development	Development completed
Local Plan	SDA5	Affordable housing within the SDA	Development completed
Local Plan	SDA6	Employment Land	Development completed
Local Plan	SDA7	Local Shopping facilities	Development completed
Local Plan	SDA8	Principle issues to be included in SDA obligations	Development completed
Local Plan	Prop.26	1,000 Houses in the SDA	Development completed
Local Plan	Prop.27	Land at Stowmarket is allocated as a strategic development area	Development completed

MM94 – Footnote Amendments

Reg 19 JLP Fnote #	New Mods JLP Fnote #	Mods JLP Paragraph Number	Footnote Text	Notes
1			https://www.babergh.gov.uk/planning/neighbourhood-planning/	Deleted
2			https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/	Deleted
3	<u>1</u>	Key Social Issues iii	ONS 2016-based population projections	
4	<u>2</u>	Key Social Issues iii	ONS 2016-based population projections	
5	<u>3</u>	Key Social Issues iv	ONS Affordability Ratio - March 2020	
6	<u>4</u>	Key Economic Issues ii	Historic England May 2016, Heritage Counts, April 2014.	
7	<u>5</u>	4.02	http://www.legislation.gov.uk/uksi/2012/767/regulation/34/made	
8	<u>6</u>	5.02	Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004 cited in the National Planning Policy Framework (NPPF) (February 2019 2021), paragraph 17, p.8	Amended
9	<u>7</u>	5.02 d)	NPPF (February 2019 2021), paragraph 20, p.9	Amended
10	<u>8</u>	6.02	https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments	
	<u>9</u>	7.02	https://www.gov.uk/guidance/first-homes	New
	<u>10</u>	7.05	<u>The Local Housing Need is derived from the SHMA.</u>	New
	<u>11</u>	7.06	<u>The Local Housing Need is derived from the SHMA.</u>	New
11			Data based on 2014-based LHN (Local Housing Need) (SHMA January 2019)	Deleted
12			Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.	Deleted
13			The SHMA (January 2019) identified people currently occupying private rented sector who may be potential purchasers (known as potential demand) of starter homes/discount market, but is currently not a requirement. More information from the government is due on this	Deleted
14			Data based on 2014-based LHN (Local Housing Need) (SHMA January 2019)	Deleted
15			Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.	Deleted
16			The SHMA (January 2019) identified people currently occupying private rented sector who may be potential purchasers (known as potential demand) of starter homes/discount market, but is currently not a requirement. More information from the government is due on this.	Deleted
17	<u>12</u>	7.07	Homes England & Communities Agency – Development Appraisal Tool: https://www.gov.uk/government/publications/development-appraisal-tool / Homes England or any successor appraisal model.	Amended
	<u>13</u>	7.11	<u>For example, proposals on brownfield sites/rural exception sites, although this is not an exhaustive list of circumstances and does not mean exceptional circumstances are always acceptable in all other planning terms when assessed as a comprehensive balanced proposal.</u>	New
18			In accordance with relevant evidence base, such as SHMA, Housing Survey and any Housing Supplementary Planning Document/Guidance, which would set out dwelling mix, size, tenure and type.	Deleted
19			https://www.babergh.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/	Deleted
20	<u>14</u>	SP06 1)	Main Town centre uses include retail development (including warehouse clubs and factory outlet centres), leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls), offices and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) [NPPF, 2019].	Amended
21	<u>15</u>	SP08 1)	Detailed information on strategic infrastructure projects areis set out in the most recently published Babergh and Mid Suffolk Infrastructure Delivery Plan.	Amended
	<u>16</u>	12.14	<u>Letters from Natural England dated 25th May 2016, 22nd June 2017 and subsequent Annex I referenced in the Babergh and Mid Suffolk Joint Local Plan Habitats Regulations Assessment (Oct 2020).</u>	New
	<u>17</u>	12.14	<u>Natural England SANGS guidance (Aug 2021).</u>	New
	<u>18</u>	LP01 1)	<u>Infill - The filling of a small undeveloped plot in an otherwise built-up highway frontage.</u>	New
	<u>19</u>	13.15	<u>Census 2011 data cited in the Strategic Housing Market Assessment Part 2 Section 6 (Sep 2017)</u>	New
22			A dwelling cluster is defined as a nucleus of at least 10 dwellings adjacent to or fronting an existing adopted highway with no settlement boundary. For the	Deleted

Reg 19 JLP Fnote #	New Mods JLP Fnote #	Mods JLP Paragraph Number	Footnote Text	Notes
			avoidance of doubt and in the interest of good planning small clusters are referred to as hamlets	
23			Such as immediate family/personal consent that may be in place.	Deleted
24			Material consideration examples (but not limited to), impact on residential amenity, light, noise, odour, smoke, dust, privacy, visual impacts, overbearing, overshadowing, scale, form, mass, design, material and any other pollutants.	Deleted
25			Strategic Housing Market Assessment, Section 6 (May 2017)	Deleted
26			Part M4(2) and Part M4(3) are references to the relevant Building Regulations Approved Documents.	Deleted
27	<u>20</u>	13.16	Strategic Housing Market Assessment, Appendix 6 (January 2019 <u>September 2017</u>)	
28	<u>21</u>	13.17	Strategic Housing Market Assessment, Appendix 6 (January 2019 <u>September 2017</u>)	
29			Technical housing standards – national described space standard (March 2015)	Deleted
30			Sites and proposals such as brownfield, rural exception site as an example. But, this is not an exhaustive list of circumstances and does not mean exceptional circumstances are always acceptable in all other planning terms when assessed as a comprehensive balanced proposal	Deleted
31	<u>22</u>	13.21	The term local need refers to affordable housing needs arising within a parish area that meet the needs of applicants with a defined local connection to that parish.	
32			The Housing supplementary planning document will detail what would be expected for types of schemes that could not be secured in perpetuity. For example, but not limited to Right to Buy legislation, shared ownership dwellings, shared equity, discount market sales (linked to clawback in some cases).	Deleted
33	<u>23</u>	LP10 2a)	Community uses - includes facilities, services and infrastructure that can be easily accessible and used by the community	
	<u>24</u>	LP11 1)	<u>Town Centre Boundaries are contiguous with the primary shopping areas.</u>	New
34	<u>25</u>	LP15 4b)	Refer to The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (or relevant updates)	Amended
35	<u>26</u>	LP16 3)	Legislation including but not exclusively - The Conservation of Habitats and Species Regulations (2017), the Wildlife and Countryside Act (1981), the Protection of Badgers Act (1992), and listed as Priority Habitats and Species (s41 Natural Environment and Rural Communities Act (2006)	
36	<u>27</u>	15.21	Landscape Character Types as defined in The National Character Area's and The Landscape Character Assessments.	
37			Landscape Character Types as defined in The National Character Area's and The Landscape Character Assessments.	
38			Management Plan includes but not exclusively; Dedham Vale AONB and Stour Valley Project Management Plan and Suffolk Coast & Heaths AONB	Deleted
	<u>28</u>	LP18 1)	<u>Major Developments as defined within NPPF 2021 – “whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined”.</u>	New
	<u>29</u>	LP18 2)	<u>Setting is considered to impact on the purposes for which the area has been designated or defined in the opinion of LPA.</u>	New
39	<u>30</u>	15.34	https://historicengland.org.uk/advice/planning/consents/smc/	
40			Including Scheduled Monuments	Deleted
41	<u>31</u>	LP19 4)	Planning Listed Building and Conservation Area Act 1990, Sections 16, 66 and 72.	
	<u>32</u>	LP23 2f)	<u>The Sustainability Design and Construction Statement should investigate the technical feasibility and financial viability of the on-site renewable and other low carbon energy generation options available and the CO₂ savings achieved with each to allow the greatest CO₂ reduction is selected</u>	New
42	<u>33</u>	LP23 3)	Major Development – as defined in NPPF 2019 <u>2021</u>	Amended
43	<u>34</u>	LP24 1d)	Applicable for residential development as set out in the Government's Technical Housing Standards – Nationally Described Space Standards (as amended).	
44	<u>35</u>	LP24 2k)	https://www.rtpi.org.uk/media/2213533/dementia_and_town_planning_final.compressed.pdf https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/	Amended
	<u>36</u>	LP25 1c)	<u>Generation infrastructure includes over-head cables, cable runs, invertors, control buildings, security fencing and highway access points.</u>	New
45	<u>37</u>	LP25 3)	Nature conservation sites include SSSI, SAC, SPA, NNR, Ramsar Sites, and Local Nature Reserves	Amended
46			Including those identified in ‘made’ Neighbourhood Plans	Deleted
47			Such as Suffolk Travel Plan Guidance and any National Government Transport Guidance	
	<u>38</u>	LP28 2a)	<u>For open space provision see the Open Space Assessment (as amended).</u>	New
	<u>39</u>	LP28 3c)	<u>For open space provision see the Open Space Assessment (as amended).</u>	New
48	<u>40</u>	LP29 3)	Currently the Suffolk Guidance for Parking (updated May 2019)	
	<u>41</u>	LP29 5a)	<u>Indicative thresholds: a transport statement will be required for residential developments between 50 and 80 dwellings and a transport assessment should accompany residential developments of over 80 dwellings, however other circumstances will also be considered. Non-residential development will be considered on a case by case basis. The scope of transport</u>	New

Reg 19 JLP Fnote #	New Mods JLP Fnote #	Mods JLP Paragraph Number	Footnote Text	Notes
			<u>statements and assessments should extend across administrative boundaries of the LPA where it is appropriate to do so.</u>	
	42	LP29 5b)	<u>https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/</u>	New
49	43	LP30 1)	<u>Necessary</u> infrastructure includes all <u>critical and/or essential</u> infrastructure as identified in the Infrastructure Delivery Plan	Amended