

MAP BOOKLET

to accompany

Issues and Options consultation

on

Site Allocations and Area Specific Policies

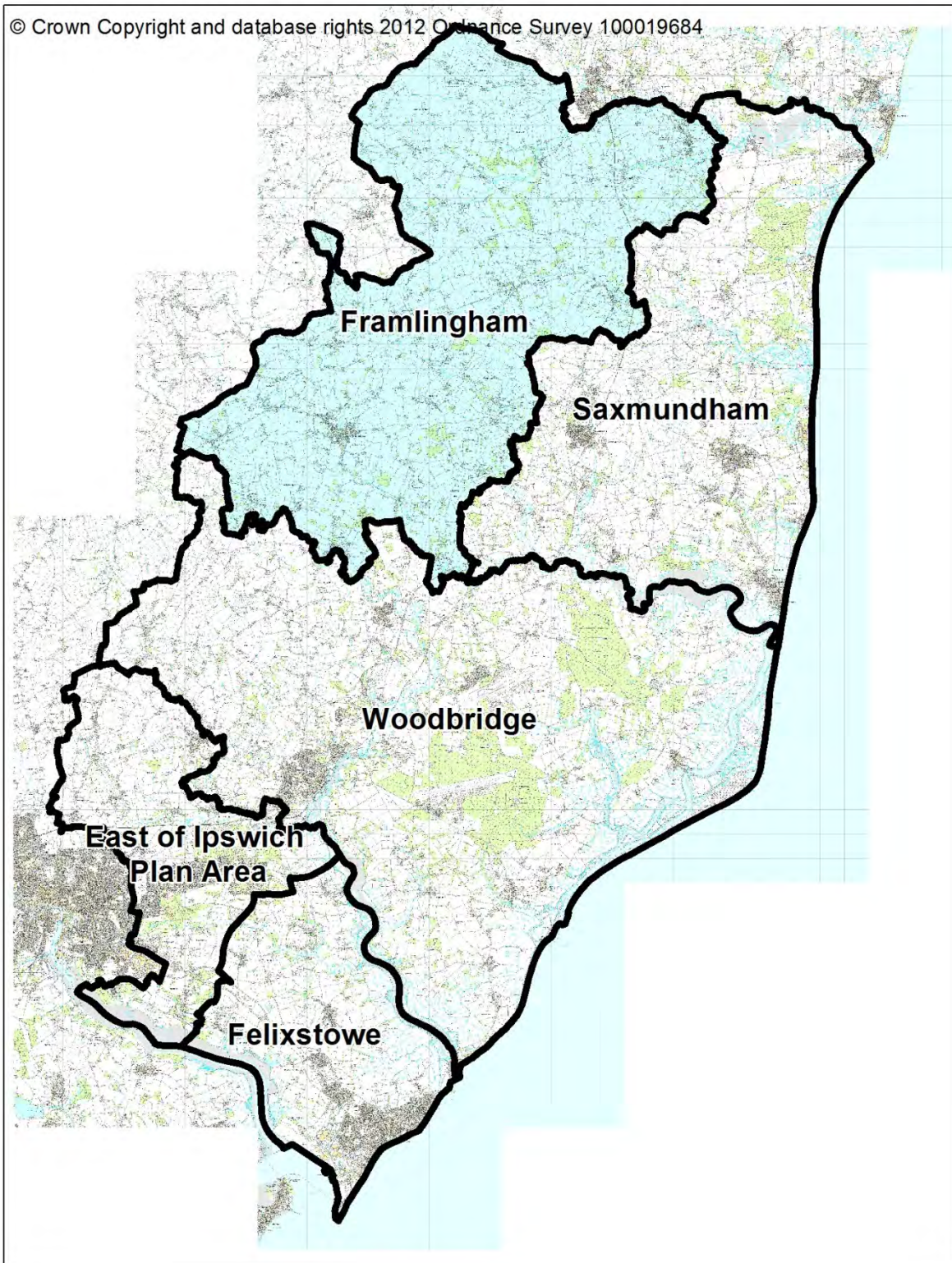
Local Plan Document

Consultation Period

15th December 2014 - 27th February 2015



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Housing Market Areas

Scale 1:200000



Framlingham Housing Market Area

Housing Market Area	Settlement/Parish
Framlingham	Badingham , Bramfield , Brandeston , Bruisyard , Chediston , Cookley , Cransford , Cratfield , Dennington , Earl Soham , Easton , Framlingham , Great Glemham , Heveningham , Huntingfield , Kettleburgh , Linstead Magna , Linstead Parva , Marlesford , Parham , Peasenhall , Rendham , Saxtead , Sibton , Sweffling , Thorington , Ubbeston , Walpole , Wenhaston , Yoxford

Settlements & Parishes with no maps

Settlement/Parish	No change in settlement due to:
Cookley	Settlement in Countryside (as defined in Policy SP19 Settlement Hierarchy)
Framlingham	Currently working on a Neighbourhood Plan, so not considered in Site Allocations and Area Specific Policies DPD
Great Glemham	No Physical Limits, no defined Area to be Protected from Development (AP28)
Huntingfield	No Physical Limits, no defined Area to be Protected from Development (AP28)
Linstead Magna	Settlement in Countryside (as defined in Policy SP19 Settlement Hierarchy)
Linstead Parva	Settlement in Countryside (as defined in Policy SP19 Settlement Hierarchy)
Sibton	Settlement in Countryside (as defined in Policy SP19 Settlement Hierarchy)
Thorington	Settlement in Countryside (as defined in Policy SP19 Settlement Hierarchy)
Ubbeston	Settlement in Countryside (as defined in Policy SP19 Settlement Hierarchy)
Walpole	No Physical Limits, no defined Area to be Protected from Development (AP28)



The Settlement Hierarchy (Policy SP19) is explained in the Suffolk Coastal District Local Plan, on page 61 and can be found via the following link:

<http://www.suffolkcoastal.gov.uk/assets/Documents/LDF/SuffolkCoastalDistrictLocalPlanJuly2013.pdf>

This document contains a number of maps, with each one containing different information. There is an Existing Physical Limits with the current settlement boundary in **red**, a Suggested Physical Limits with a suggested boundary line in **blue**. This map also contains any Area to be Protected from Development (in **green**) as covered by the old Local Plan "Saved" Policy AP28. In addition, there is a map showing the sites covered in the Strategic Housing Land Availability Assessment (SHLAA). The full SHLAA document and appendix can be found via the following link:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/evidence/shlaa/>

In this document, the sites are highlighted in **purple**, as per the key below:

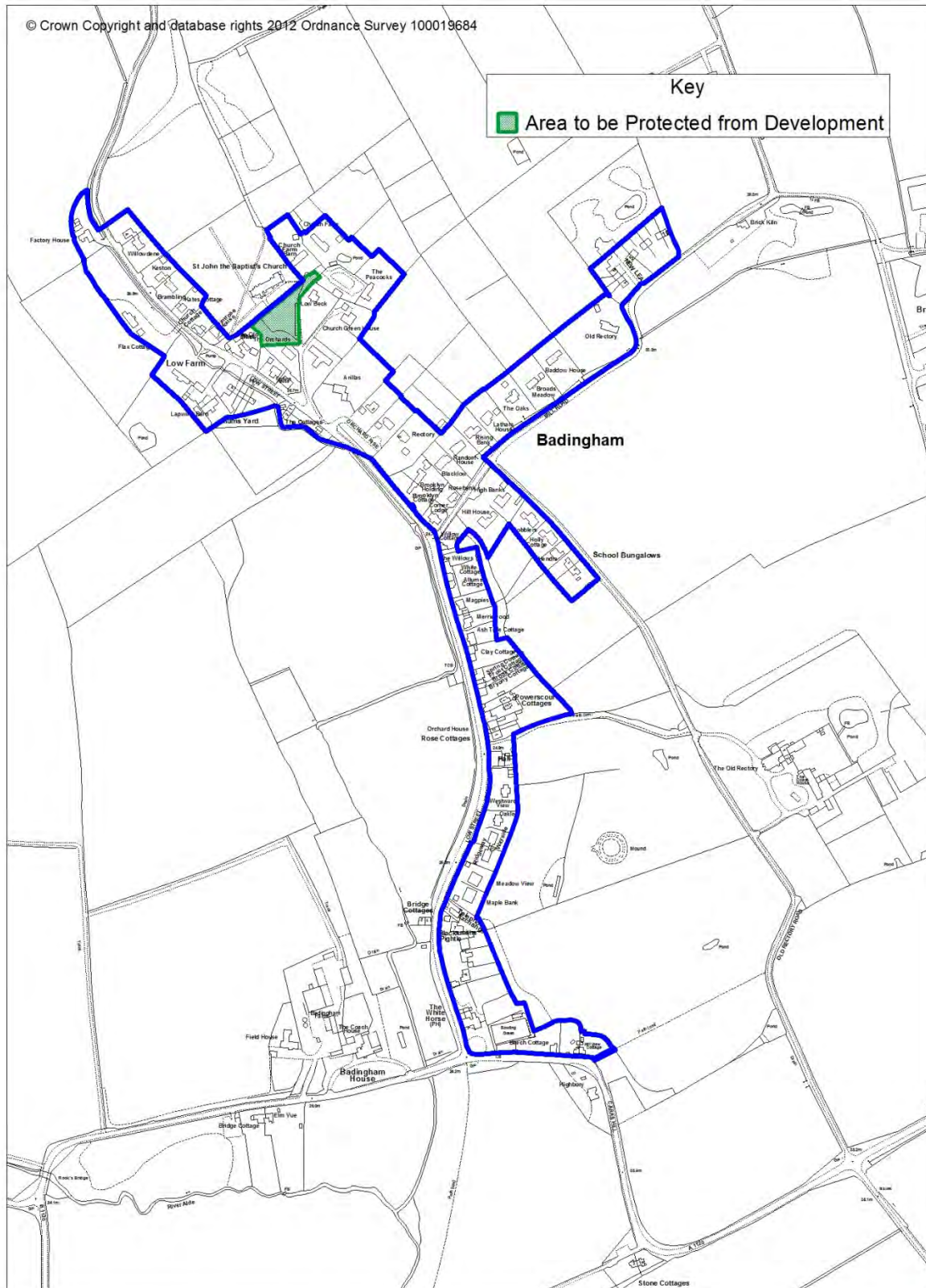
Key	
	SHLAA rejected sites
	SHLAA acceptable sites

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Badingham - Existing Physical Limits

Scale 1:5000





Badingham - Suggested Physical Limits

Scale 1:5000



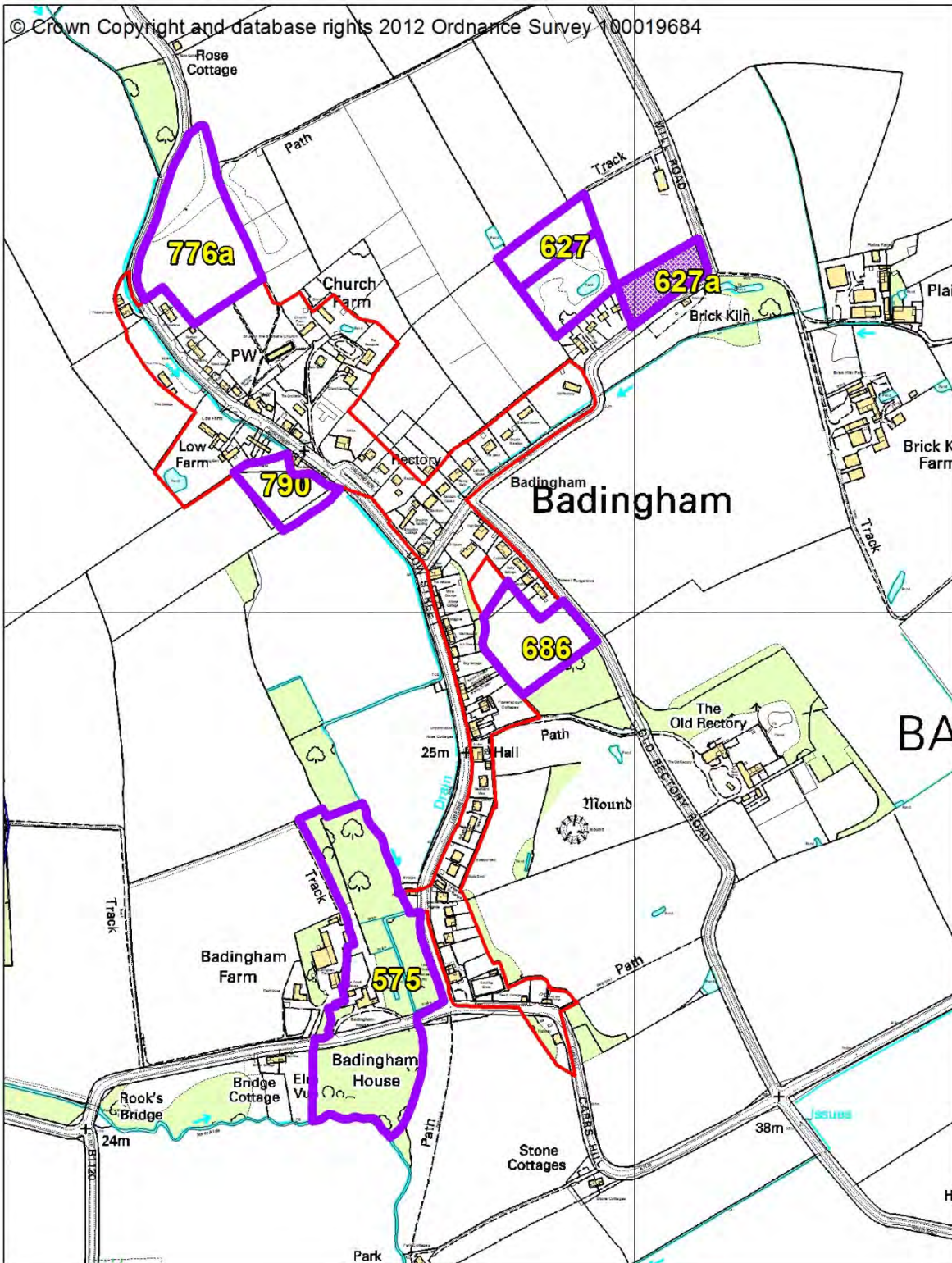


Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
627a	Badingham	Land off Mill Road, Badingham	0.53	6	Suitable
575	Badingham	Land at The White Horse and Badingham House, Low Road	3.99	Flood zone 2 across access; woodland.	Unsuitable
686	Badingham	Land to the rear of 1 - 2 Old Rectory Road	1.05	Orchids; county wildlife site.	Unsuitable
776a	Badingham	Land to the rear of 4 Low Street	2	Character; trees.	Unsuitable
627	Badingham	Land north of the Old Rectory	0.59	Badingham Pocket Park; ecological impact; children's play area; plantation.	Unsuitable
782	Badingham	Within site 627			Unsuitable

Table 2: Suggested Housing requirements 2010-2027

	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Badingham	10>20	1	2	0	0	0>5

Suffolk Coastal District Council has prepared draft Sustainability Appraisals for each of the sites identified as being deliverable and developable within the Council's Strategic Housing Land Availability Assessment (2014).

Each of the appraisals is presented by housing market sub-area, which across the district are:

- East of Ipswich Policy Area (EIPA) Housing Market Sub-Area,
- Felixstowe Housing Market Sub-Area,
- Framlingham Housing Market Sub-Area,
- Saxmundham Housing Market Sub-Area,
- Woodbridge Housing Market Sub-Area.

At this stage, the Sustainability Appraisals are presented in draft format to support the Issues and Options Consultation Documents on the Site Allocations and Area Specific Policies DPD and the Felixstowe Peninsula AAP.

These documents are subject to public consultation from Monday 15 December 2014 until Friday 27 February 2015.

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The following tables show the results of site assessments against 23 sustainability appraisal objectives. Sites were given scores based on the anticipated effect housing development on those sites would have on the 23 objectives. More detail about the 23 objectives can be found in the scoping report, which includes indicators of to help identify and record effects. Anticipated effects are recorded as follows, with the abbreviation used in the tables shown in brackets:

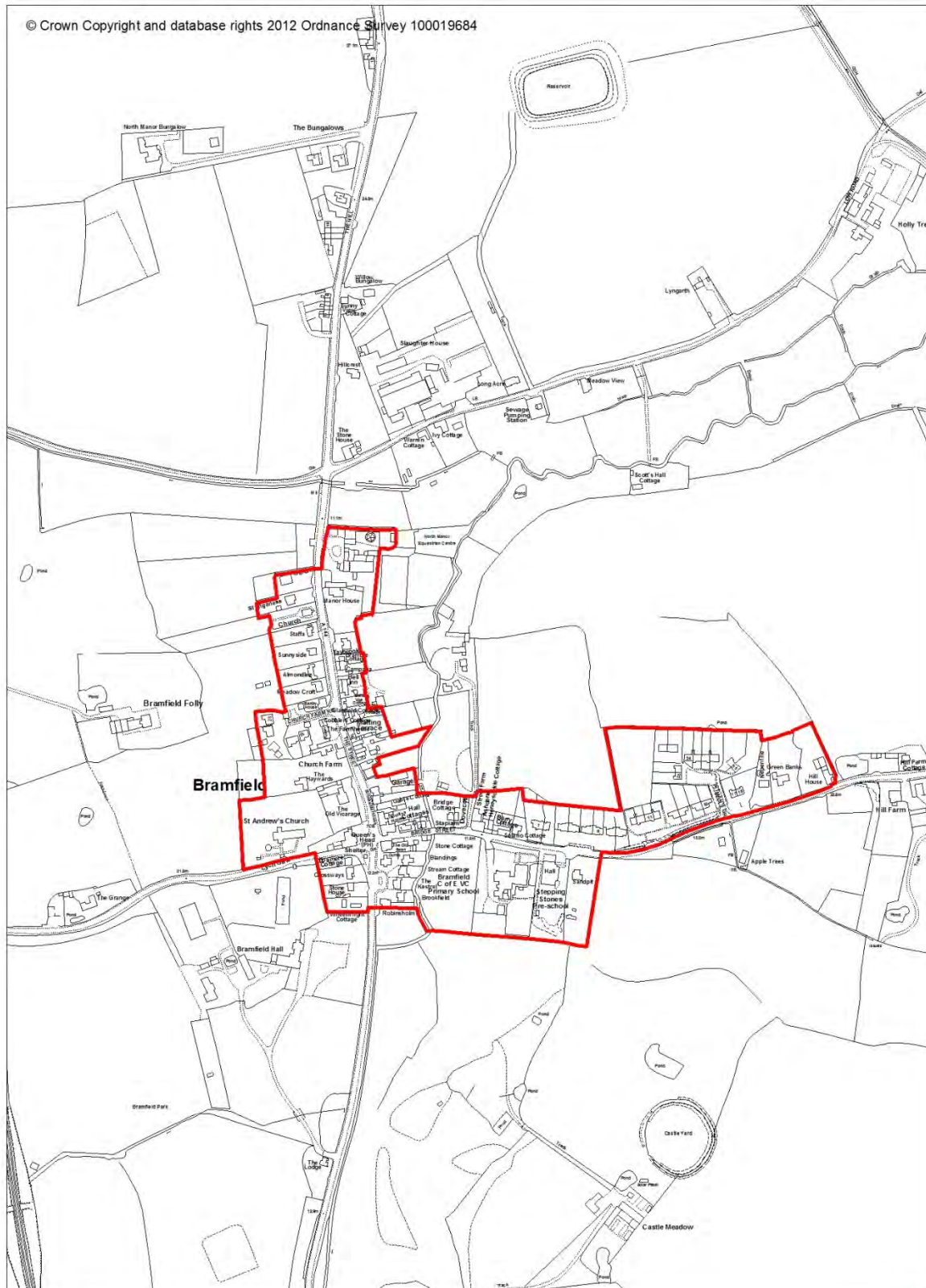
- Significant positive effect (++)
- Minor positive effect (+)
- Neutral effect (0)
- Minor negative effect (—)
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- Uncertain effect (?)

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Framlingham Housing Market Area

Parish (see below for key) →		Bad	Den	Eas	Pea	Wenhaston				Yox
SA objective ↓	Site ref →	627a	524	672a	400	695	733	938a	938b	642b
1. To improve the health of the population overall		—	++	—	—	—	+	—	—	—
2. To maintain and improve levels of education and skills in the population overall		0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social activity		+	+	+	+	+	+	+	+	+
4. To reduce poverty and social exclusion		0	0	0	0	0	0	0	0	0
5. To improve access to key services for all sectors of the population		+	+	+	+	---	---	---	---	+
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+	+	+	+	+
7. To meet the housing requirements of the whole community		+	+	+	+	+	+	+	+	+
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+	+	+	+	+
9. To maintain and where possible improve water quality		0	0	0	0	0	0	0	0	0
10. To maintain and where possible improve air quality		0	0	0	+	0	0	0	0	0
11. To conserve soil resources and quality		—	—	—	—	—	—	—	—	—
12. To use water and mineral resources efficiently, and re-use and recycle where possible		0	0	0	0	+	0	+	+	+
13. To reduce waste		—	—	—	—	—	—	—	—	—
14. To reduce the effects of traffic on the environment		—	0/—	—	—	—	—	—	—	—
15. To reduce emissions of greenhouse gasses from energy consumption		+	—	+	+	+	+	+	+	+
16. To reduce vulnerability to flooding		0	0	+	0	0	0	0	0	0
17. To conserve and enhance biodiversity and geodiversity		0	0	0	0	0	0	0	0	0
18. To conserve and where appropriate enhance areas of historical and archaeological importance		0	0	0	?	0	0	0	?	0
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		0	0	+	+	+	0	+	+	+
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		0	0	0	0	0	0	0	0	0
21. To revitalise town centres		0	0	0	0	0	0	0	0	0
22. To encourage efficient patterns of movement in support of economic growth		-	+	—	—	—	—	0	0	0
23. To encourage and accommodate both indigenous and inward investment		0	0	0	0	0	0	0	0	0

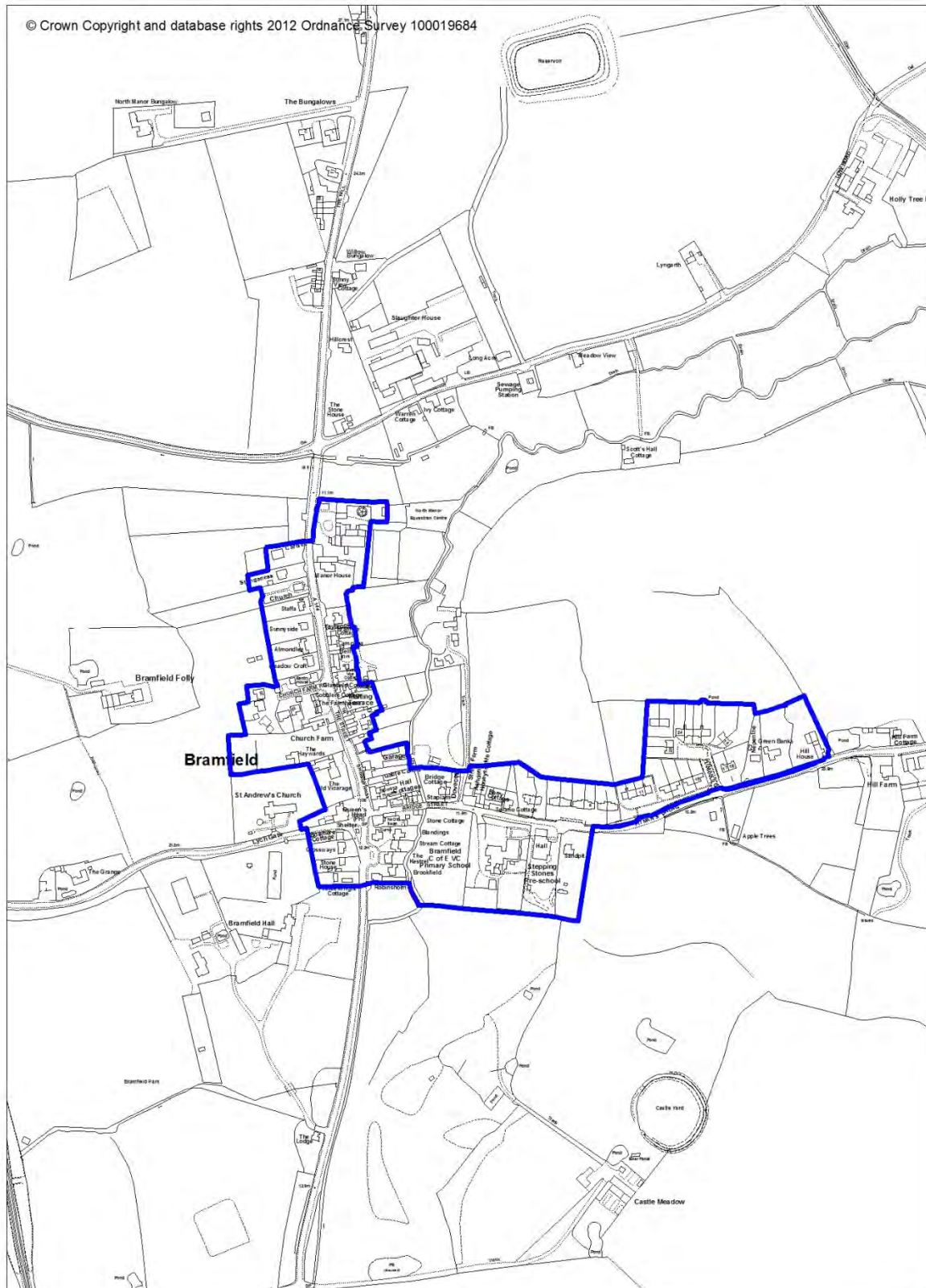
Bad: Badingham; Den: Dennington; Eas: Easton; Pea: Peasenhall; Yox: Yoxford



Bramfield - Existing Physical Limits

Scale 1:5000

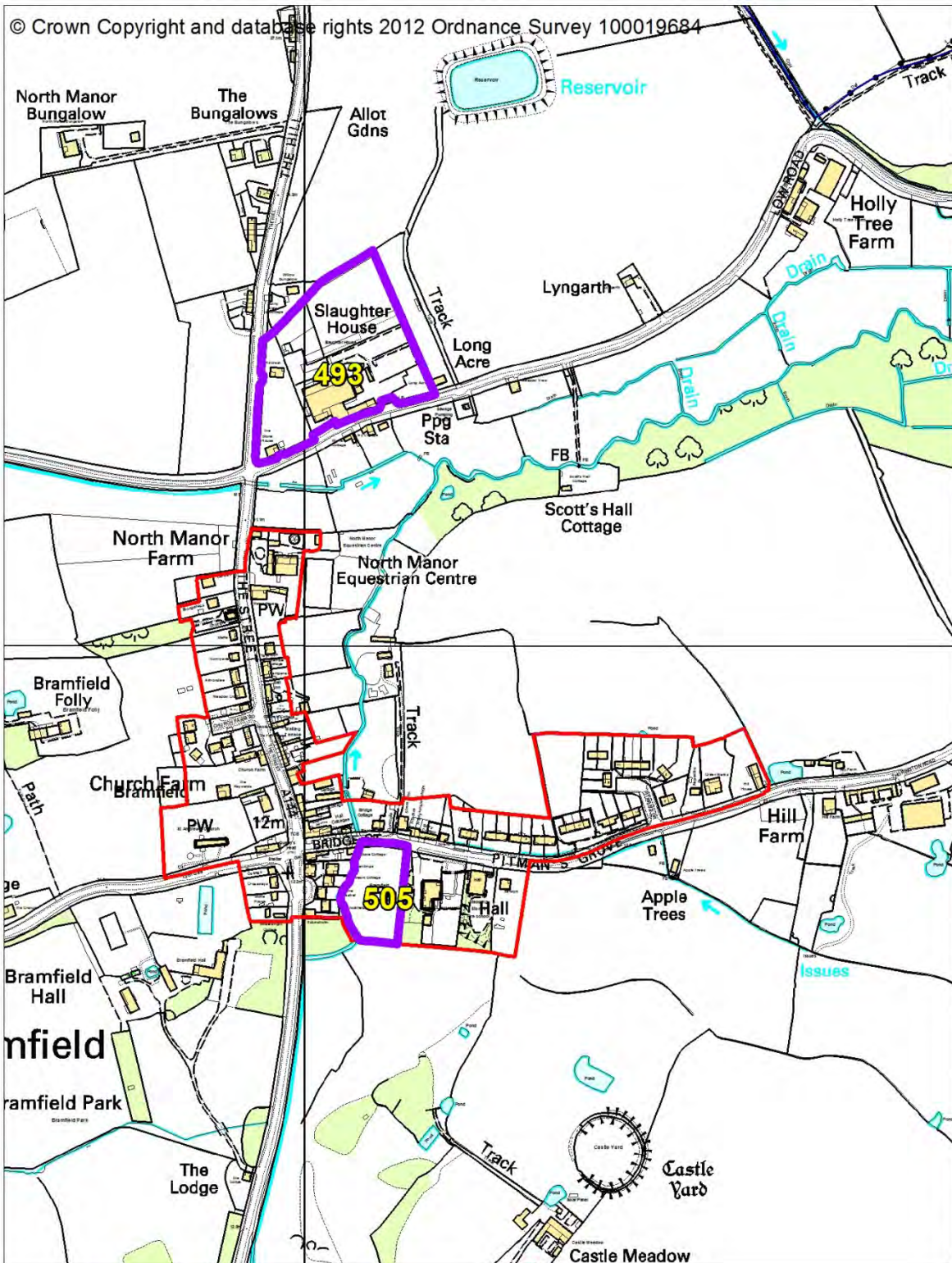


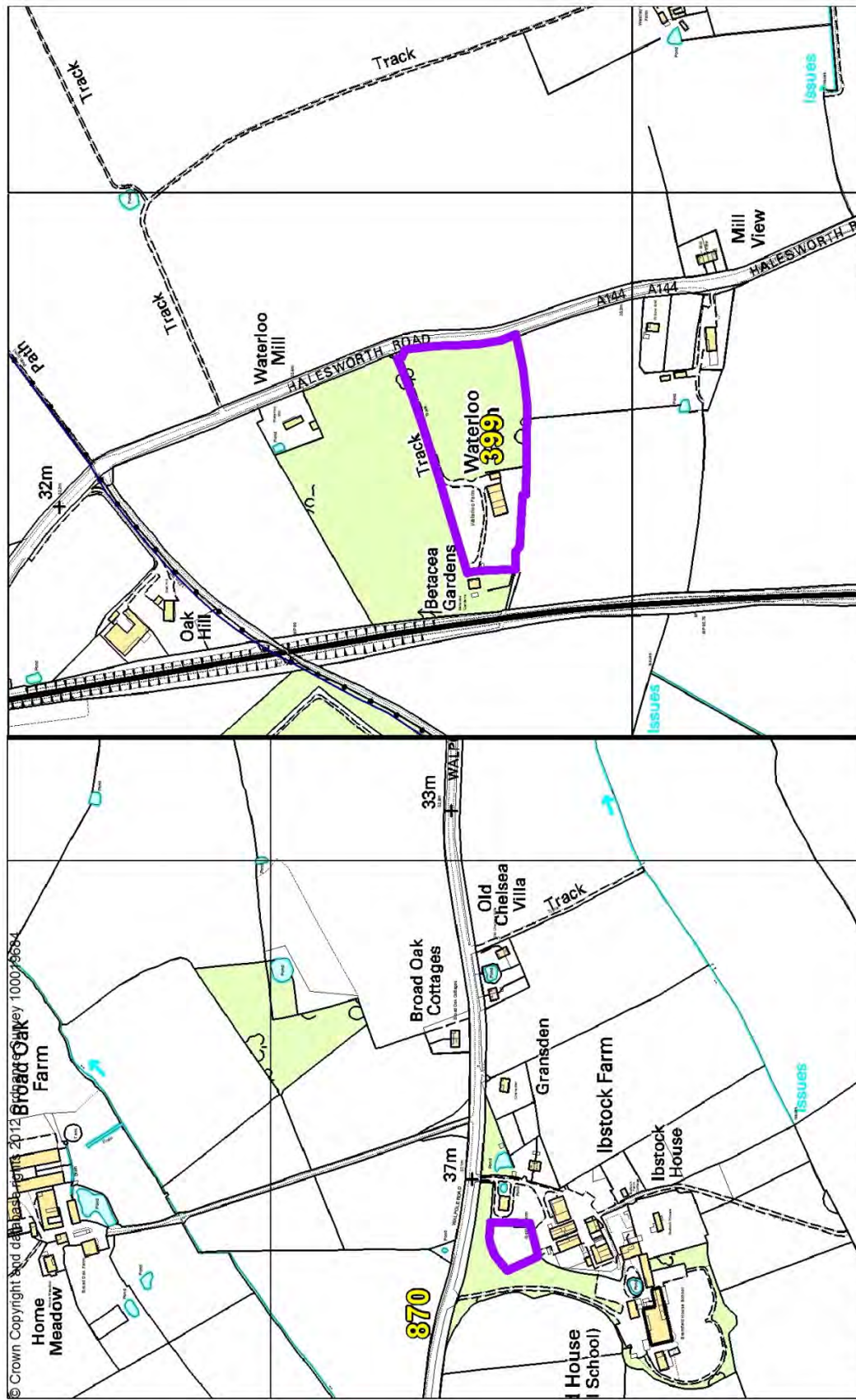


Bramfield - Suggested Physical Limits

Scale 1:5000







Map 3 - Bramfield SHLAA Sites

Scale 1:5000

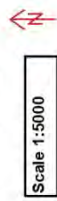
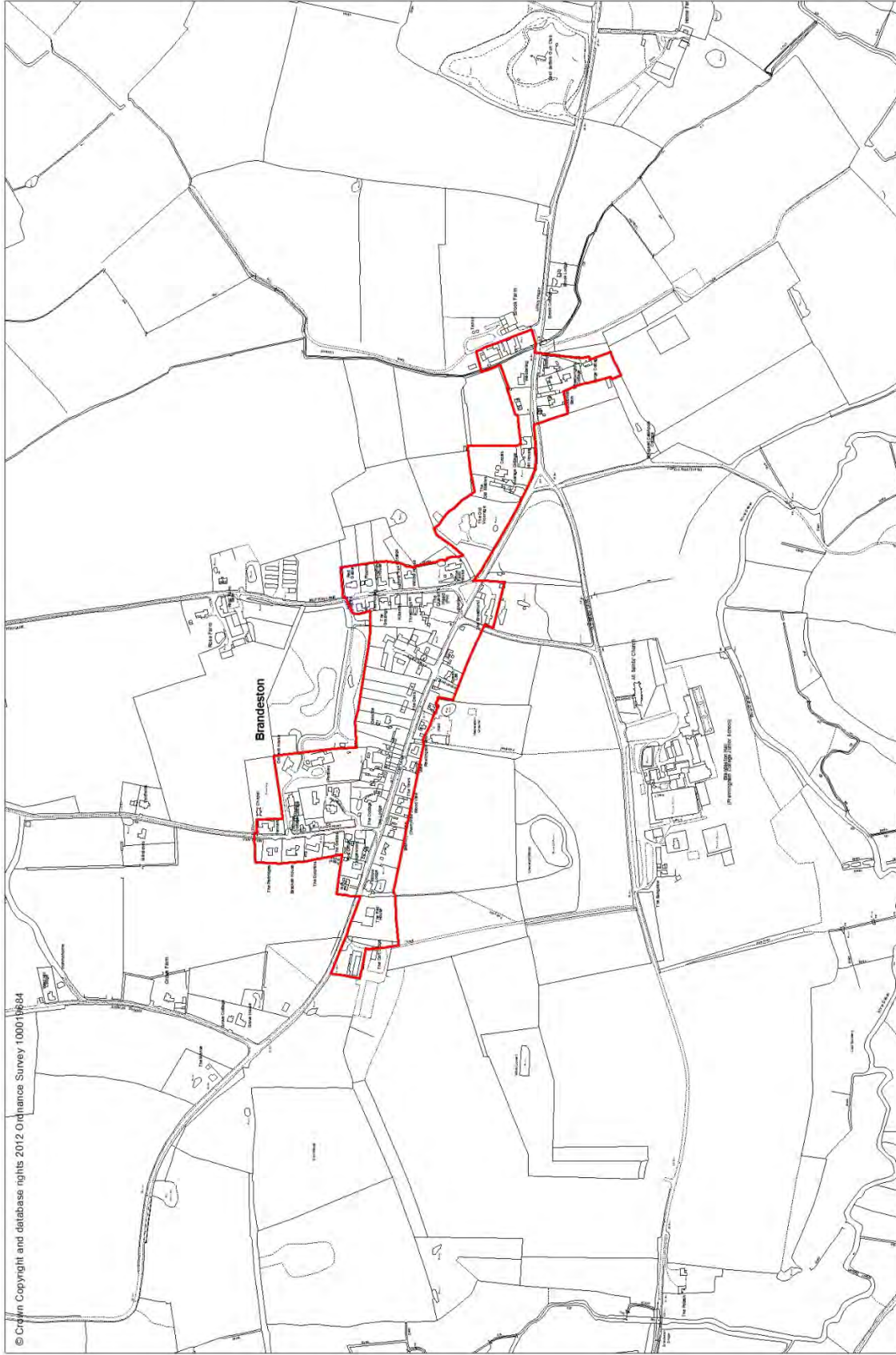


Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
399	Bramfield	Waterloo Farm, Halesworth Road	2.11	Poorly related to existing settlement; dangerous road access	Unsuitable
493	Bramfield	Land at the Slaughter House, Low Road	2.23	Loss of rural employment	Unsuitable
505	Bramfield	Land opposite primary school, Bridge Street	0.54	flood zone 2, high amenity value; proximity to primary school	Unsuitable
870	Bramfield	Land at Ibstock Farm, Walpole Road	0.18		Less than qtr ha

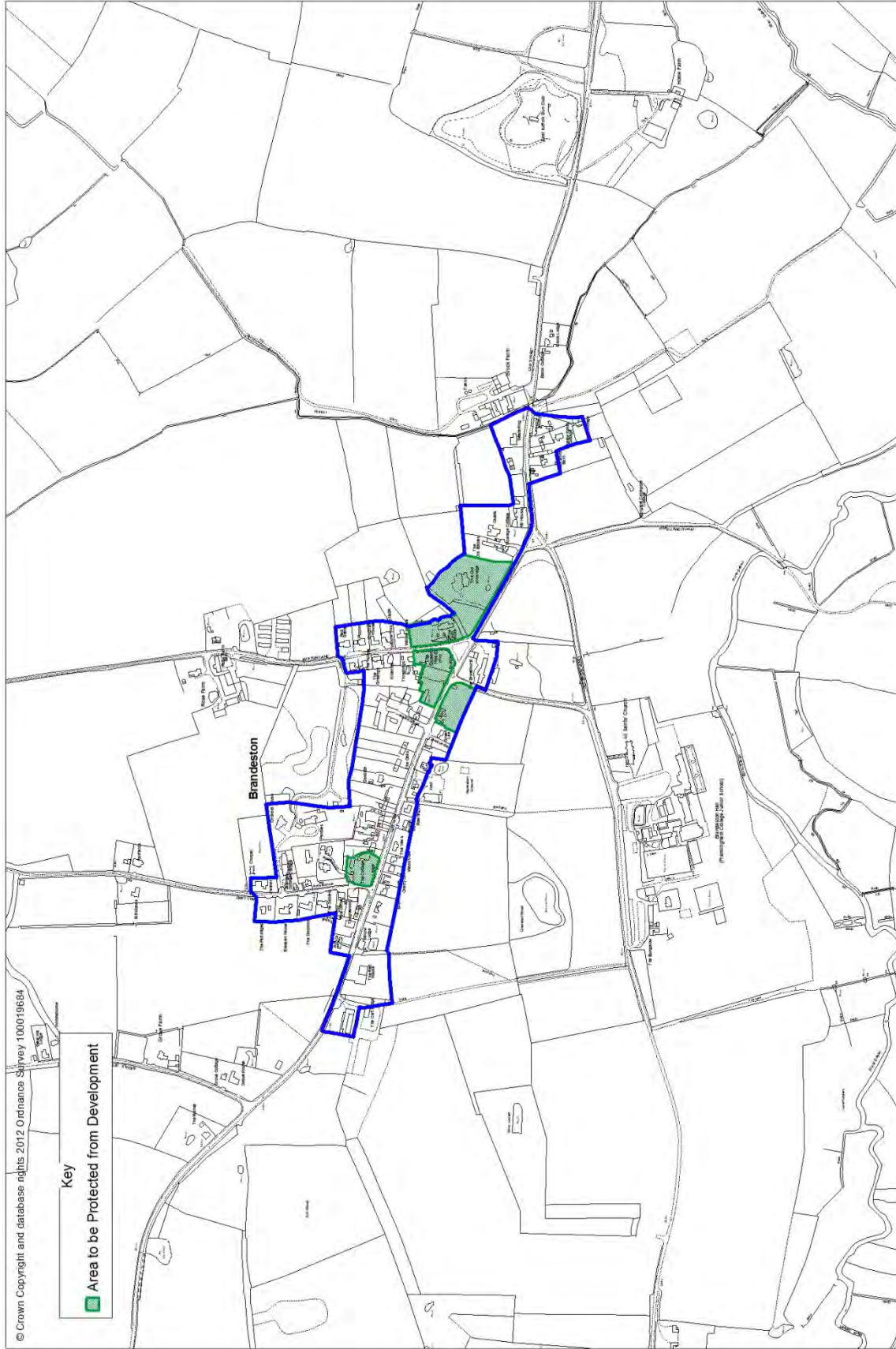
Table 2: Suggested Housing requirements 2010-2027

	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Bramfield	0	0	0	0	0	0



Scale 1:5000

Brandeston - Existing Physical Limits



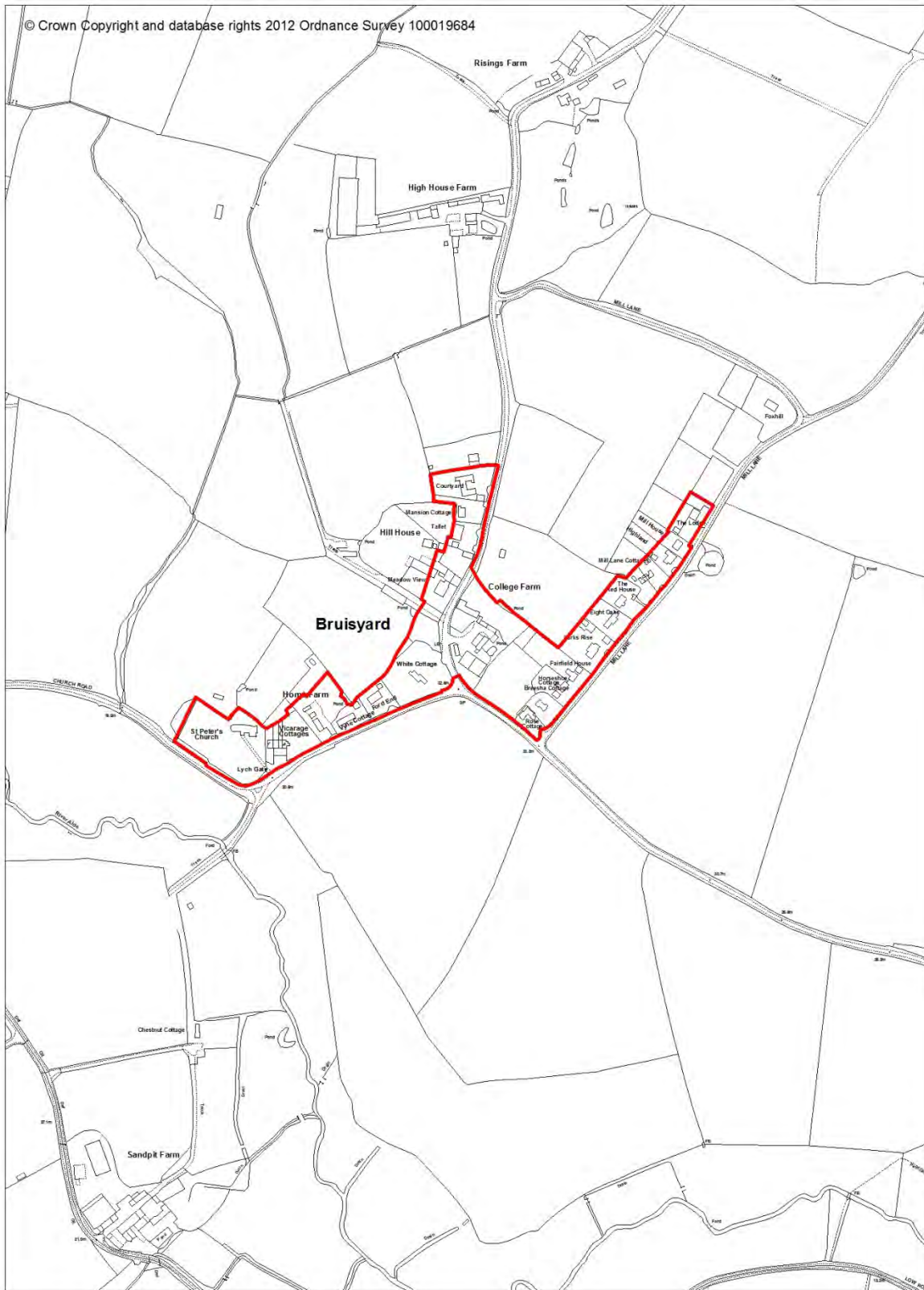
Brandeston - Suggested Physical Limits

Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
789	Brandeston	Land north of Fenners, Mill Lane	1.33	Poorly related to existing settlement; highway capacity.	unsuitable
963	Brandeston	Land north of Millstones, Mill Lane	1.12	Poorly related to existing settlement; highway capacity.	unsuitable
1000	Brandeston	Land east of Mutton Lane	0.24		<0.25 ha
709	Brandeston	Land adjacent to Red Gables, Mutton Lane	0.31	6	PP

Table 2: Suggested Housing requirements 2010-2027

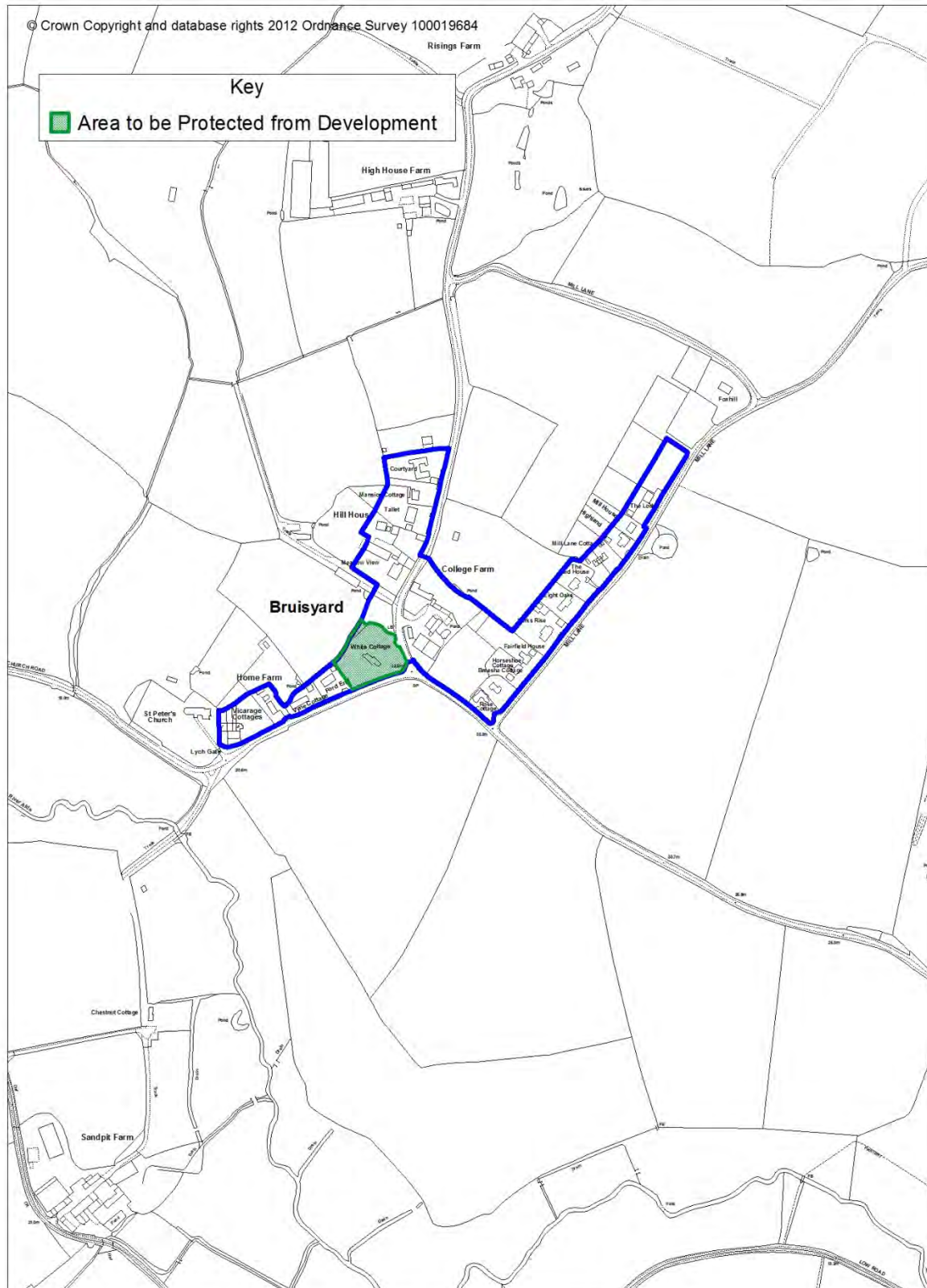
	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Brandeston	10>20	0	4	7	SHLAA site 709 (C/11/1144-6 units)	0



Bruisyard - Existing Physical Limits

Scale 1:5000





Bruisyard - Suggested Physical Limits

Scale 1:5000

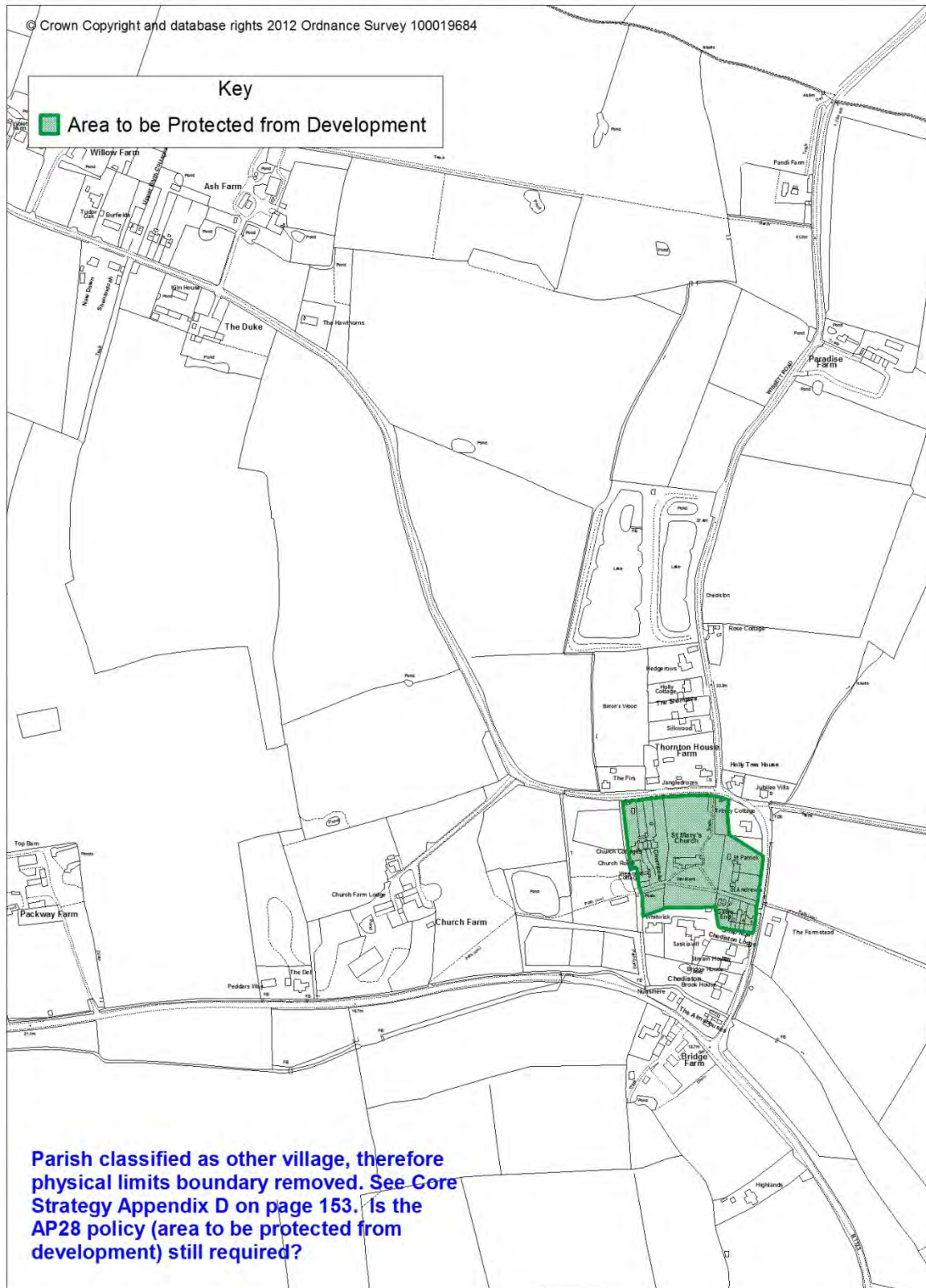


Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
*No SHLAA sites submitted or considered	Bruisyard				

Table 2: Suggested Housing requirements 2010-2027

	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Bruisyard	10	2	0	0		0




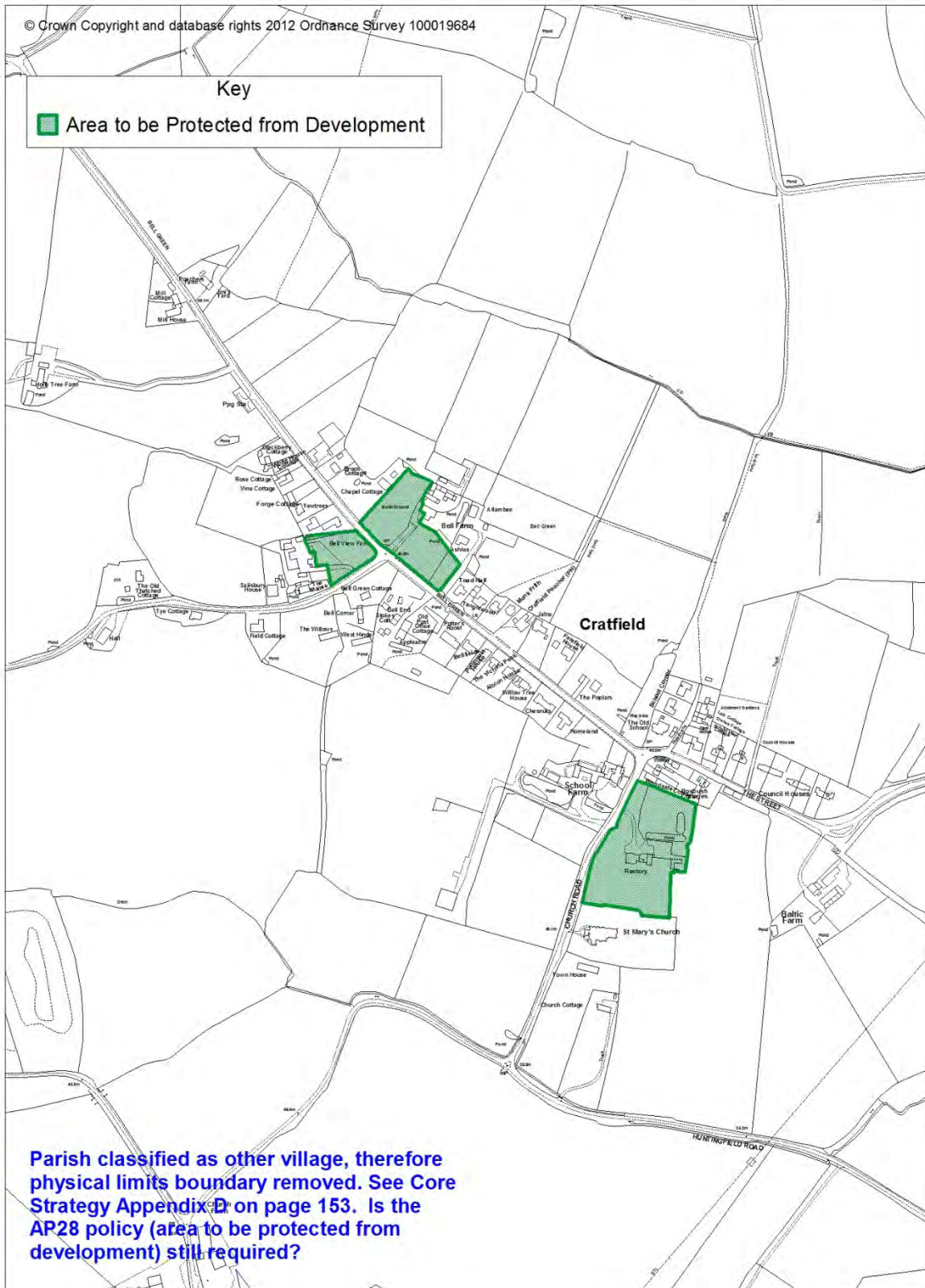
Chediston - Other Village

Scale 1:5000





Scale 1:5000 



Cratfield (Bell Green) - Other Village

Scale 1:5000



Scale 1:5000

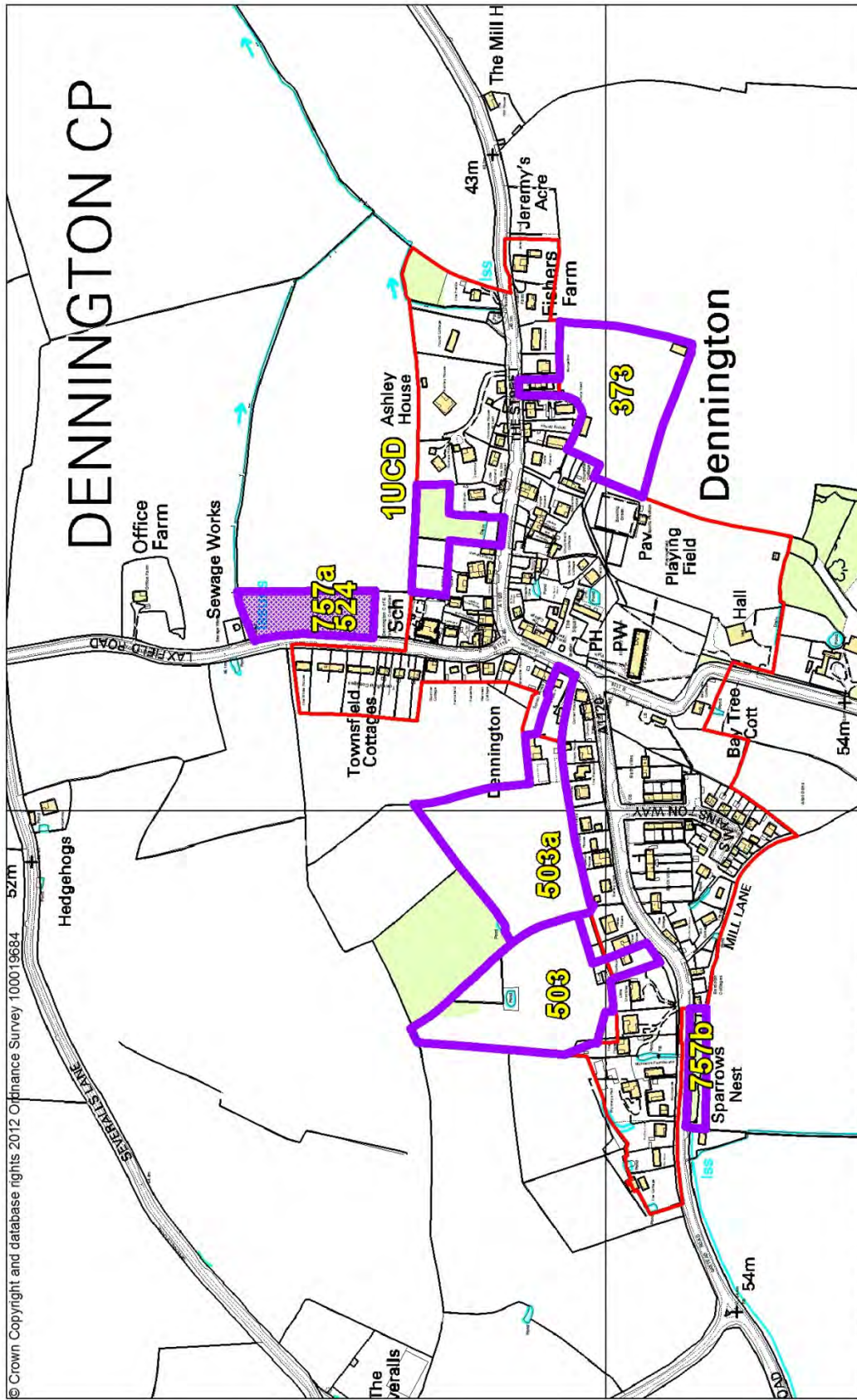
Scale 1:5000



 Area to be Protected from Development

Dennington - Suggested Physical Limits

 $\leftarrow z$



Scale 1:5000

Map 3 - Dennington SHLAA Sites

Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
524 (includes 757a)	Dennington	Land opposite Townsfield Cottages, Laxfield Road	0.6	11	Suitable
753	Dennington	Land adjacent to The Gables, Owls Green	1.14	Poorly related to existing settlement	not suitable
757c	Dennington	Duplicate of 753			not suitable
1ucd	Dennington	Land between and behind Peace Haven and Little Wish, The Street	0.53	Important open green space	not suitable
373	Dennington	Land at Spring Farm, The Street	1.64	Views of listed building grade 1	not suitable
503	Dennington	Land to the rear of Short Acre, Saxtead Road	1.84	Landscape impact; poorly related to existing settlement	not suitable
503a	Dennington	Land opposite The Leys, Saxtead Road	2.05	Landscape impact; poorly related to existing settlement; access	not suitable
757d	Dennington	Land to the rear of Dennington Lodge, Laxfield Road	1.36	Poorly related to existing settlement	Employment
757b	Dennington	Land adjacent to Bardolph Cottages, Saxtead Road	0.22		<0.25 ha

Table 2: Suggested Housing requirements 2010-2027

	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Dennington	10	1	0	2		5>10

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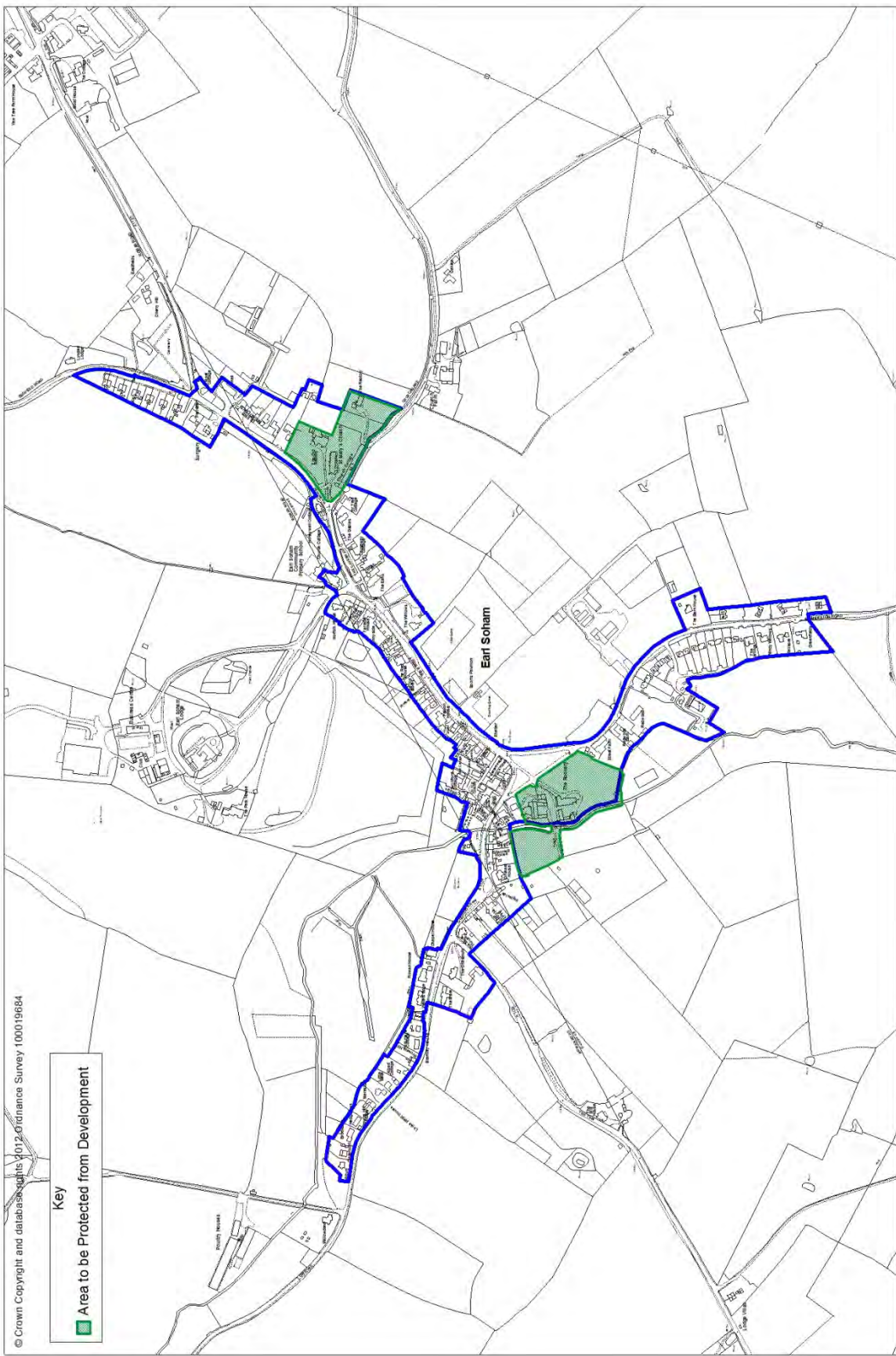
Framlingham Housing Market Area

Parish (see below for key) →		Bad	Den	Eas	Pea	Wenhaston				Yox
SA objective ↓	Site ref →	627a	524	672a	400	695	733	938a	938b	642b
1. To improve the health of the population overall		—	++	—	—	—	+	—	—	—
2. To maintain and improve levels of education and skills in the population overall		0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social activity		+	+	+	+	+	+	+	+	+
4. To reduce poverty and social exclusion		0	0	0	0	0	0	0	0	0
5. To improve access to key services for all sectors of the population		+	+	+	+	---	---	---	---	+
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+	+	+	+	+
7. To meet the housing requirements of the whole community		+	+	+	+	+	+	+	+	+
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+	+	+	+	+
9. To maintain and where possible improve water quality		0	0	0	0	0	0	0	0	0
10. To maintain and where possible improve air quality		0	0	0	+	0	0	0	0	0
11. To conserve soil resources and quality		—	—	—	—	—	—	—	—	—
12. To use water and mineral resources efficiently, and re-use and recycle where possible		0	0	0	0	+	0	+	+	+
13. To reduce waste		—	—	—	—	—	—	—	—	—
14. To reduce the effects of traffic on the environment		—	0/—	—	—	—	—	—	—	—
15. To reduce emissions of greenhouse gasses from energy consumption		+	—	+	+	+	+	+	+	+
16. To reduce vulnerability to flooding		0	0	+	0	0	0	0	0	0
17. To conserve and enhance biodiversity and geodiversity		0	0	0	0	0	0	0	0	0
18. To conserve and where appropriate enhance areas of historical and archaeological importance		0	0	0	?	0	0	0	?	0
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		0	0	+	+	+	0	+	+	+
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		0	0	0	0	0	0	0	0	0
21. To revitalise town centres		0	0	0	0	0	0	0	0	0
22. To encourage efficient patterns of movement in support of economic growth		-	+	—	—	—	—	0	0	0
23. To encourage and accommodate both indigenous and inward investment		0	0	0	0	0	0	0	0	0

Bad: Badingham; Den: Dennington; Eas: Easton; Pea: Peasenhall; Yox: Yoxford

Key

 Area to be Protected from Development



Earl Soham - Suggested Physical Limits

Scale 1:5000

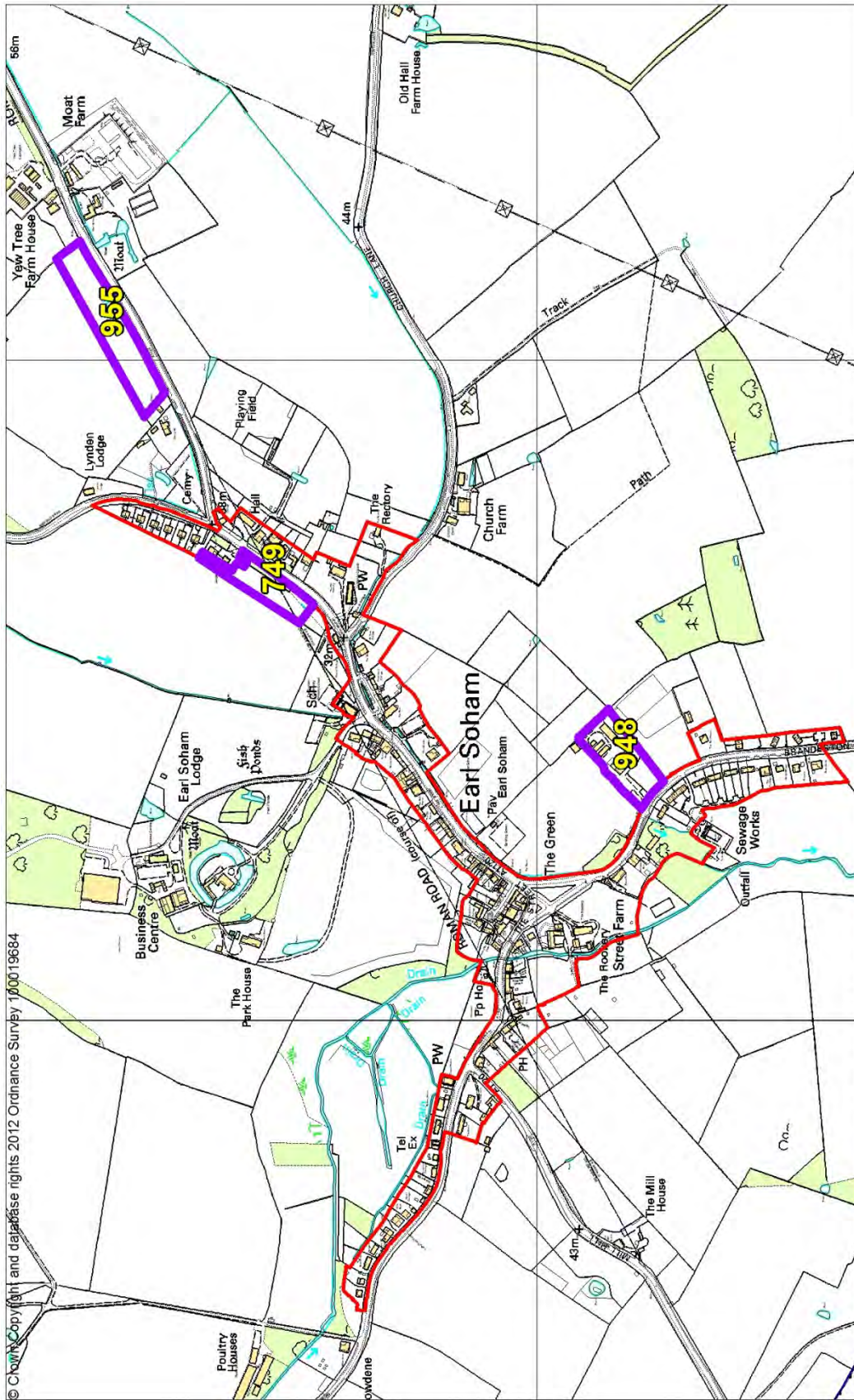
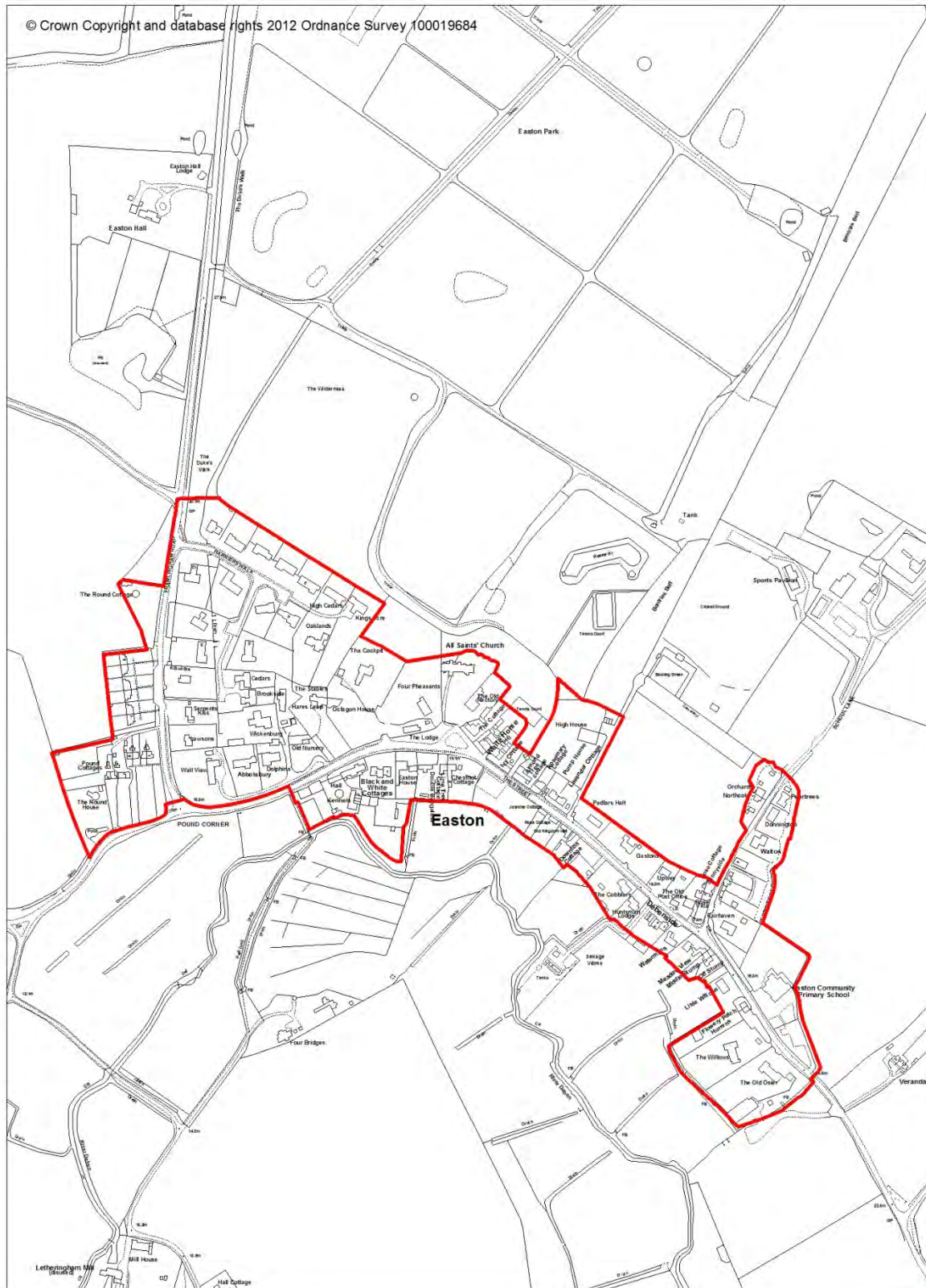


Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
948	Earl Soham	Land at Street Farm Yard, Brandeston Road	0.83	Highways advice: no footway link to village centre.	not suitable
955	Earl Soham	Land adjacent to Eastfields, Roman Road	1.23	Poorly related to existing settlement; no footway link to village centre.	not suitable

Table 2: Suggested Housing requirements 2010-2027

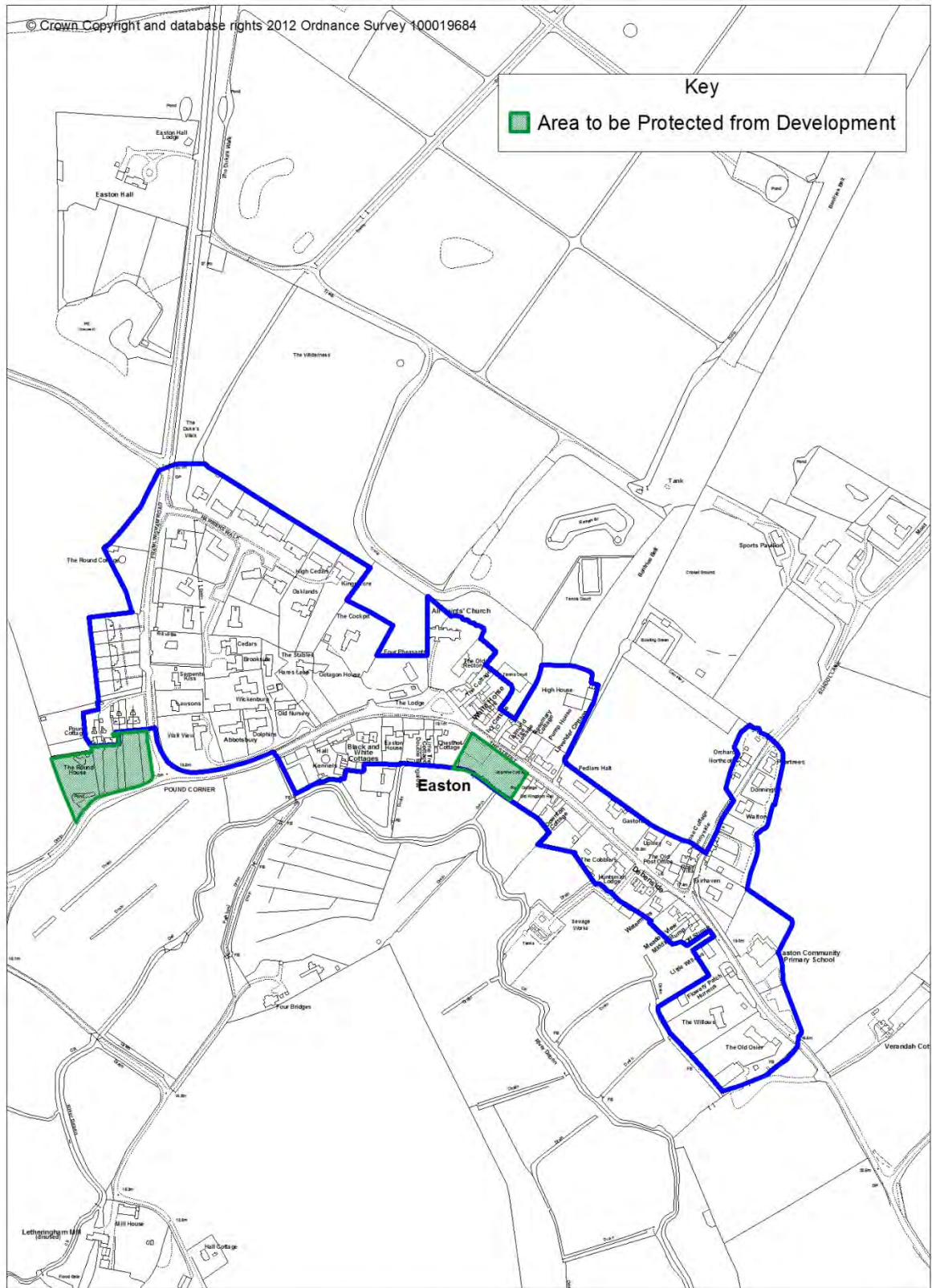
	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Earl Soham	10>30	3	8	1	SHLAA Site 749 C/13/0060 – 6 units	0



Easton - Existing Physical Limits

Scale 1:5000





Easton - Suggested Physical Limits

Scale 1:5000





Map 3 - Easton SHLAA sites

Scale 1:6000



Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
672a	Easton	Land adjacent to Easton Primary School, The Street	1.79	20	Suitable
580	Easton	Land adjacent to The Round House, Pound Corner	2.33	listed building setting; character; poorly related to existing settlement	Unsuitable
497	Easton	Duplicate of 580			Unsuitable
530	Easton	Land at rear Four Pheasants, The Street	0.34	TPO area; setting of listed building; adjacent to conservation area	Unsuitable
672	Easton	Land adjacent to Sunnyside, School Lane	0.5	Impact on conservation area	Unsuitable
970	Easton	Land west of School Lane	0.5	Poorly related to existing settlement; access	Unsuitable
978	Easton	Land east of Harriers Walk	5.1	Historic parkland	Unsuitable
366	Easton	Land adjacent to The Round Cottage, Framlingham Road	0.17		Less than qtr ha
497a	Easton	Land adjacent to The Kennels, The Street	3.71		Floodzone

Table 2: Suggested Housing requirements 2010-2027

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Easton	10>20	1	1	2	0	5>15

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2. To maintain and improve levels of education and skills in the population overall		0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social activity		+	+	+	+	+	+	+	+	+
4. To reduce poverty and social exclusion		0	0	0	0	0	0	0	0	0
5. To improve access to key services for all sectors of the population		+	+	+	+	---	---	---	---	+
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+	+	+	+	+
7. To meet the housing requirements of the whole community		+	+	+	+	+	+	+	+	+
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+	+	+	+	+
9. To maintain and where possible improve water quality		0	0	0	0	0	0	0	0	0
10. To maintain and where possible improve air quality		0	0	0	+	0	0	0	0	0
11. To conserve soil resources and quality		—	—	—	—	—	—	—	—	—
12. To use water and mineral resources efficiently, and re-use and recycle where possible		0	0	0	0	+	0	+	+	+
13. To reduce waste		—	—	—	—	—	—	—	—	—
14. To reduce the effects of traffic on the environment		—	0/—	—	—	—	—	—	—	—
15. To reduce emissions of greenhouse gasses from energy consumption		+	—	+	+	+	+	+	+	+
16. To reduce vulnerability to flooding		0	0	+	0	0	0	0	0	0
17. To conserve and enhance biodiversity and geodiversity		0	0	0	0	0	0	0	0	0
18. To conserve and where appropriate enhance areas of historical and archaeological importance		0	0	0	?	0	0	0	?	0
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		0	0	+	+	+	0	+	+	+
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		0	0	0	0	0	0	0	0	0
21. To revitalise town centres		0	0	0	0	0	0	0	0	0
22. To encourage efficient patterns of movement in support of economic growth		-	+	—	—	—	—	0	0	0
23. To encourage and accommodate both indigenous and inward investment		0	0	0	0	0	0	0	0	0

Bad: Badingham; Den: Dennington; Eas: Easton; Pea: Peasenhall; Yox: Yoxford

Key
 Area to be Protected from Development



Heveningham - Other Village

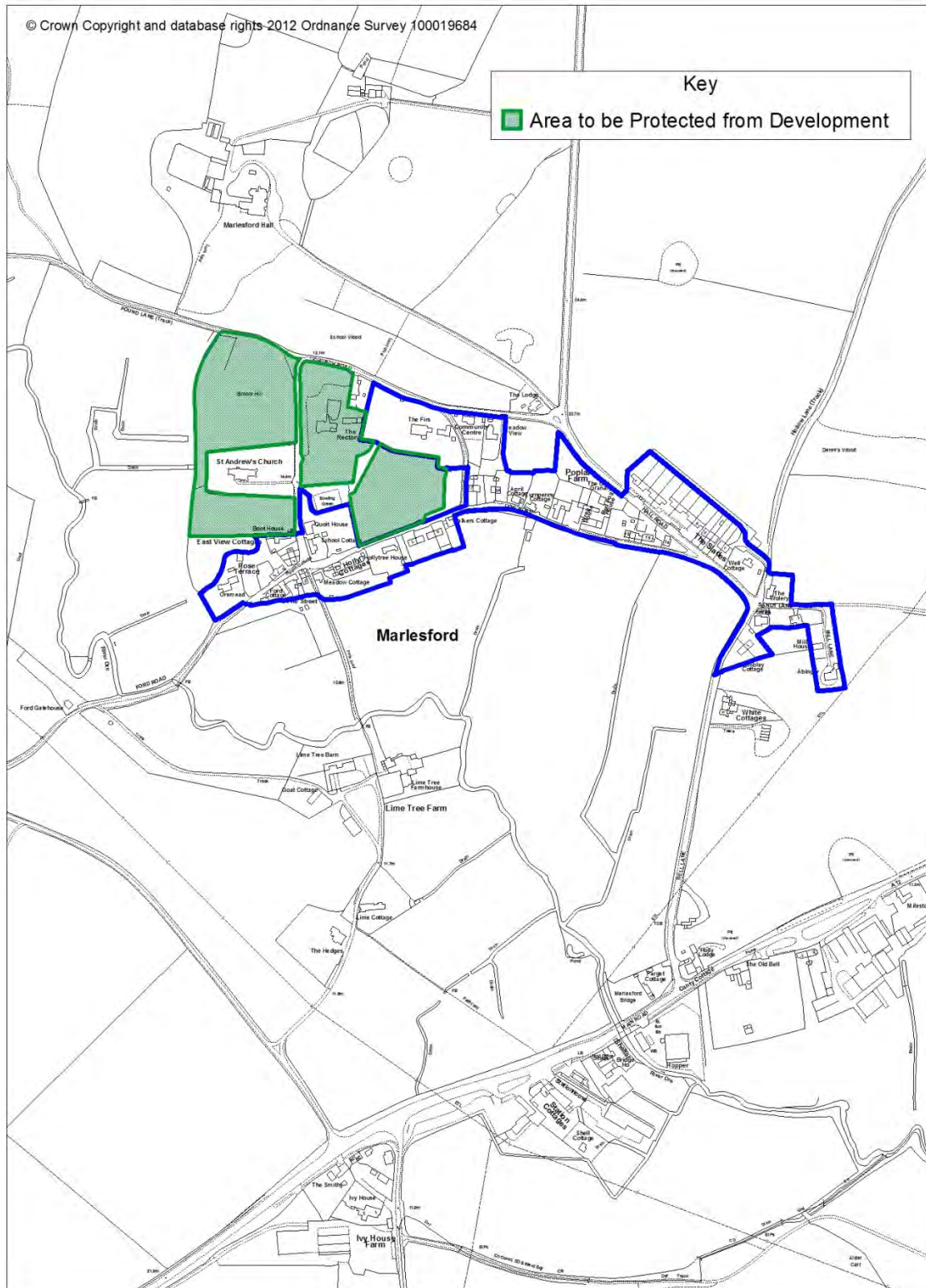
Scale 1:5000





Scale 1:5000

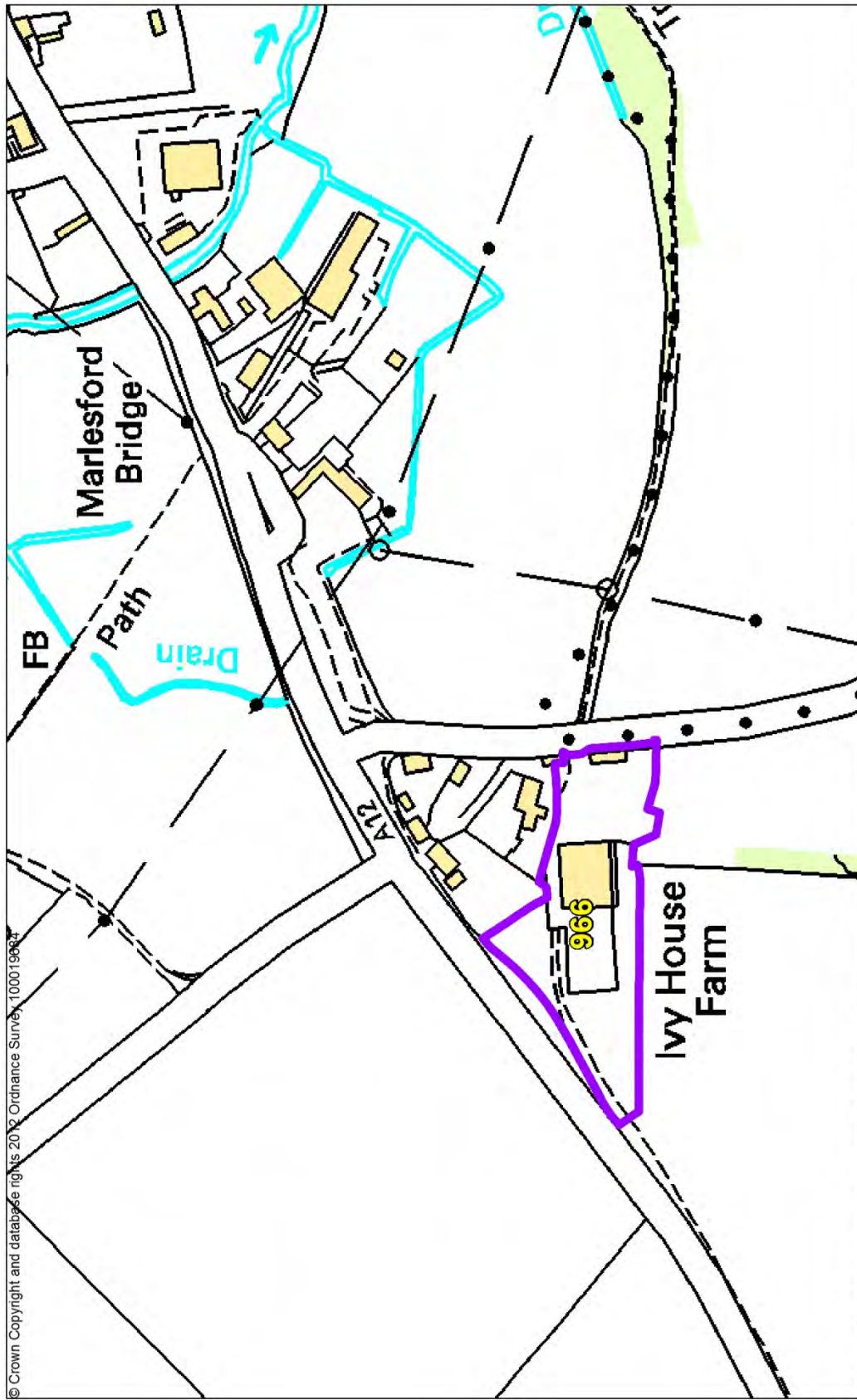




Marlesford - Suggested Physical Limits

Scale 1:5000





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Map 3 - Marlesford SHLAA Sites

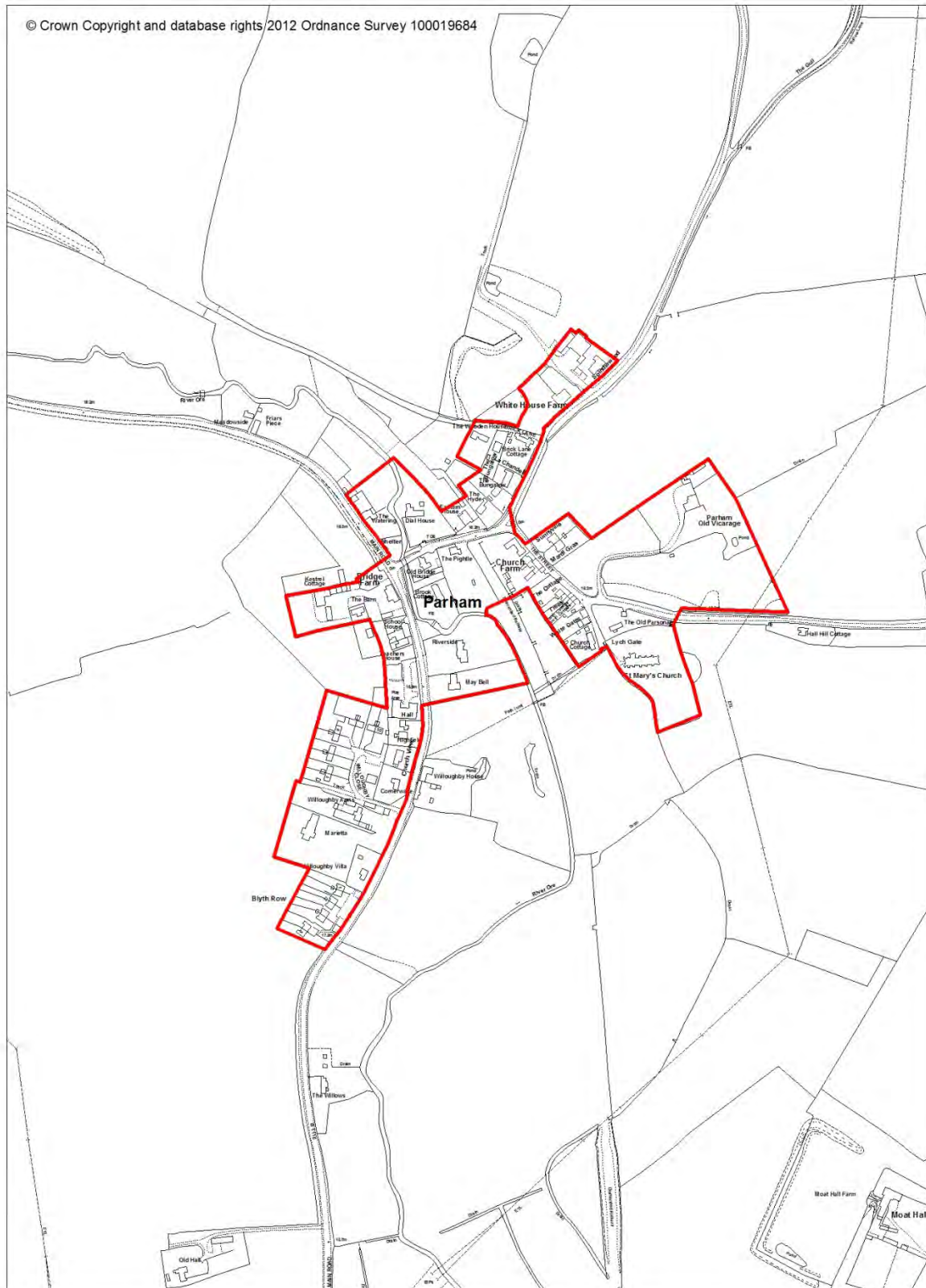
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Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
966	Marlesford	Land at Ivy House Farm, Ashe Road	0.88	Poorly related to existing settlement.	not suitable

Table 2: Suggested Housing requirements 2010-2027

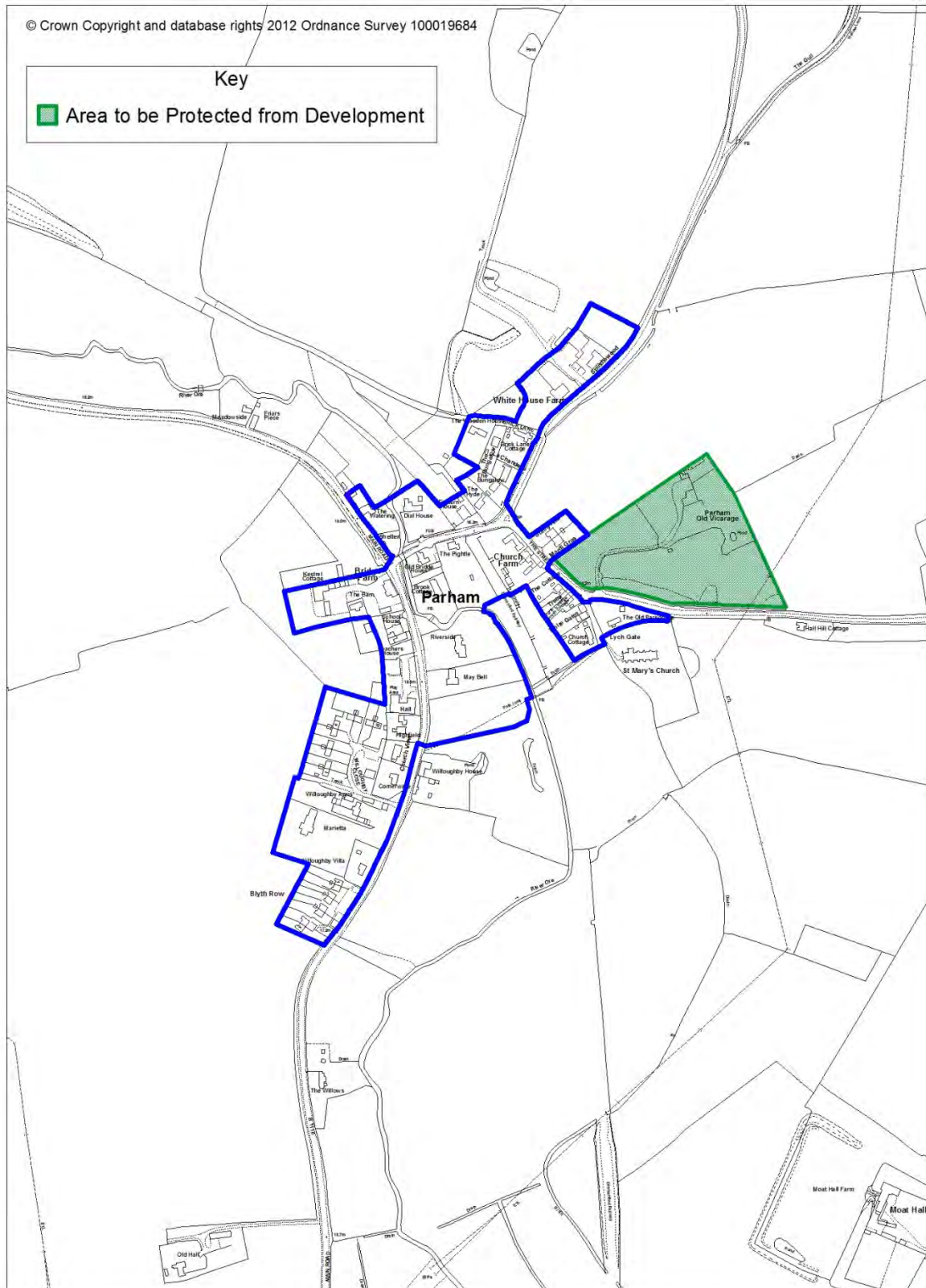
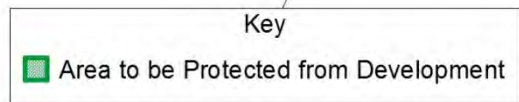
	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Marlesford	10	1	0	0		0



Parham - Existing Physical Limits

Scale 1:5000

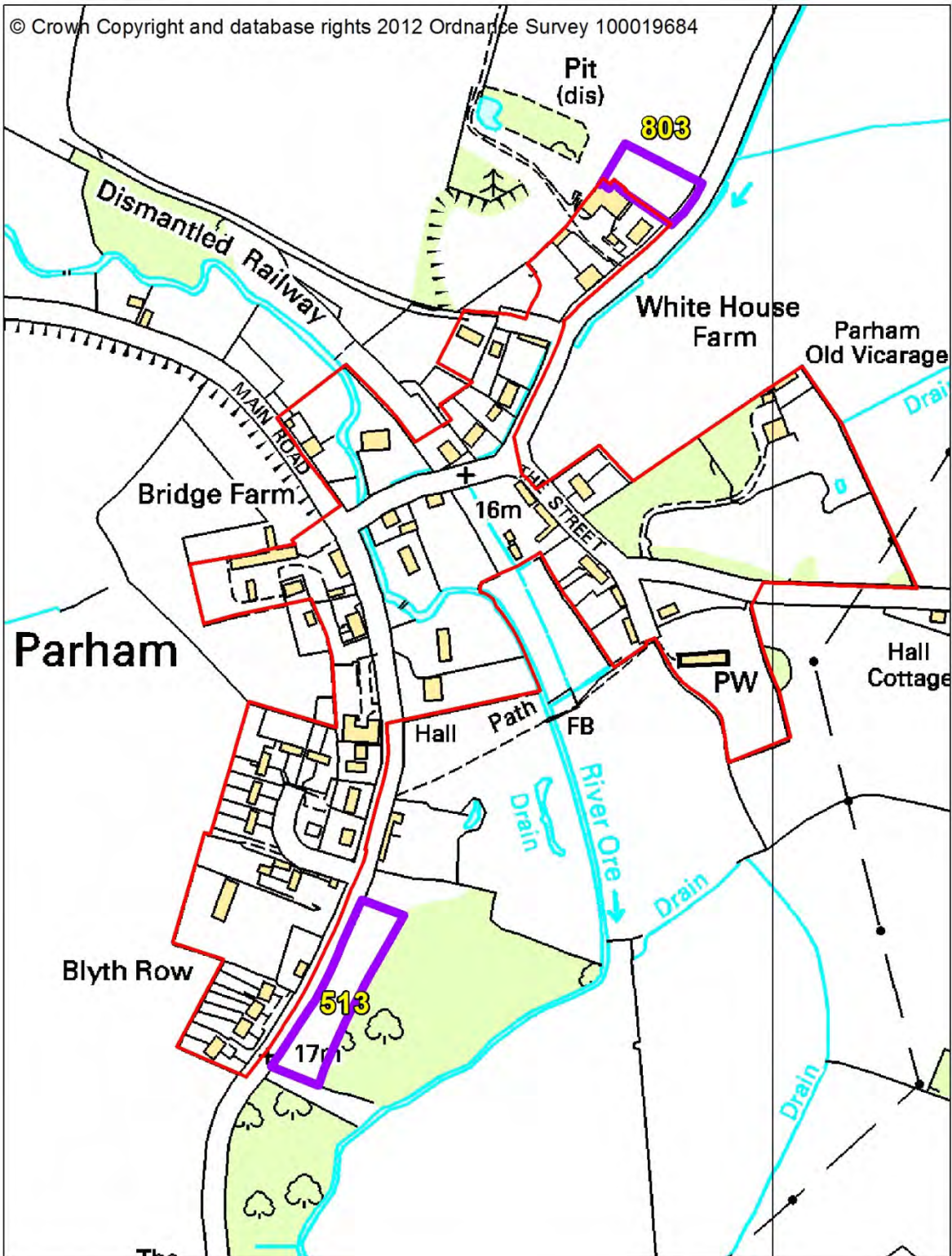




Parham - Suggested Physical Limits

Scale 1:5000





Map 3 - Parham SHLAA Sites

Scale 1:3500

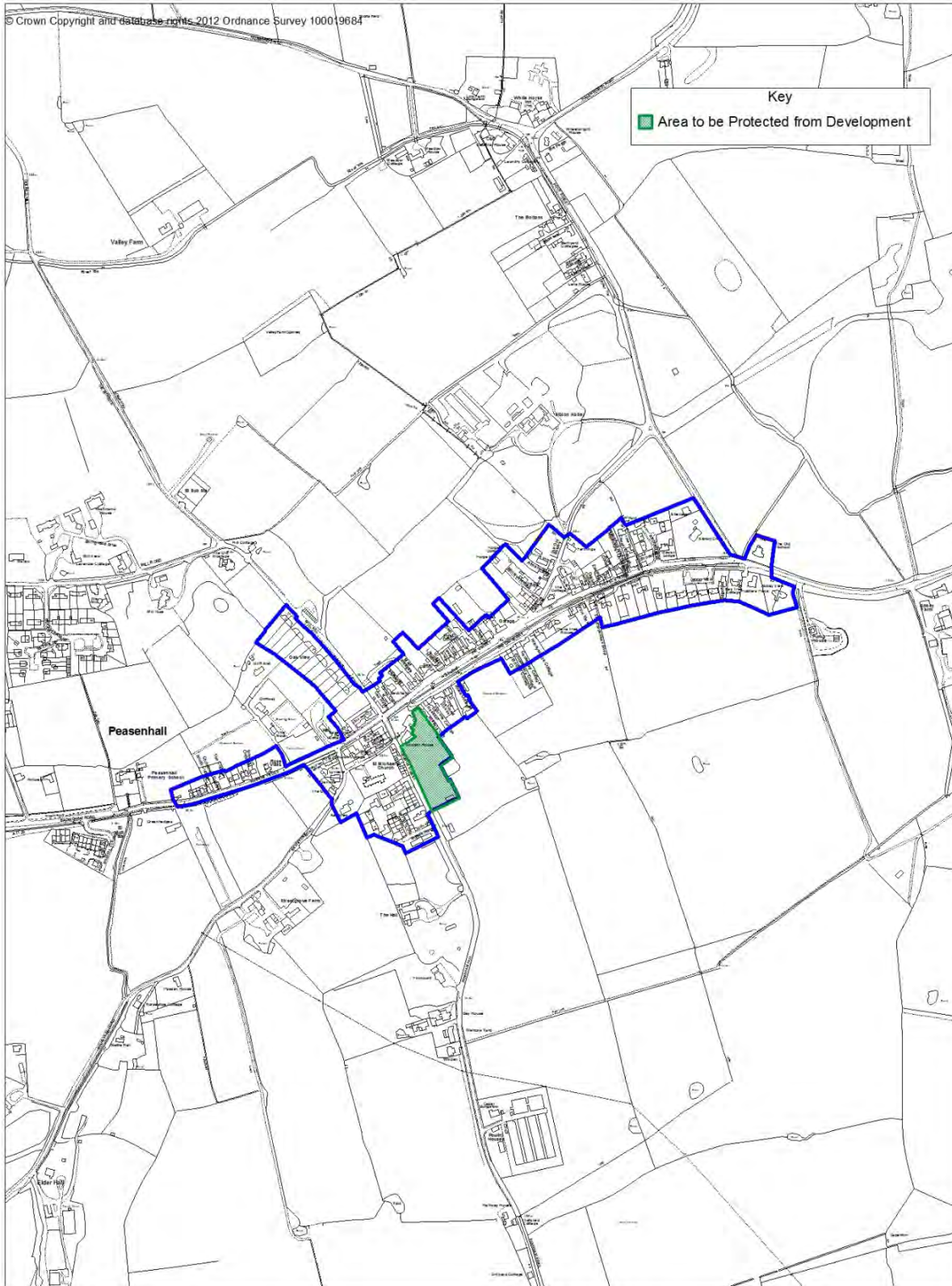


Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
513	Parham	Land opposite Willoughby Villa, Main Road	0.4	Landscape	Unsuitable
803	Parham	Land north of White House Farm	0.21		Less than qtr ha
923	Parham	Land north of Park Farm Cottages	0.02		Less than qtr ha

Table 2: Suggested Housing requirements 2010-2027

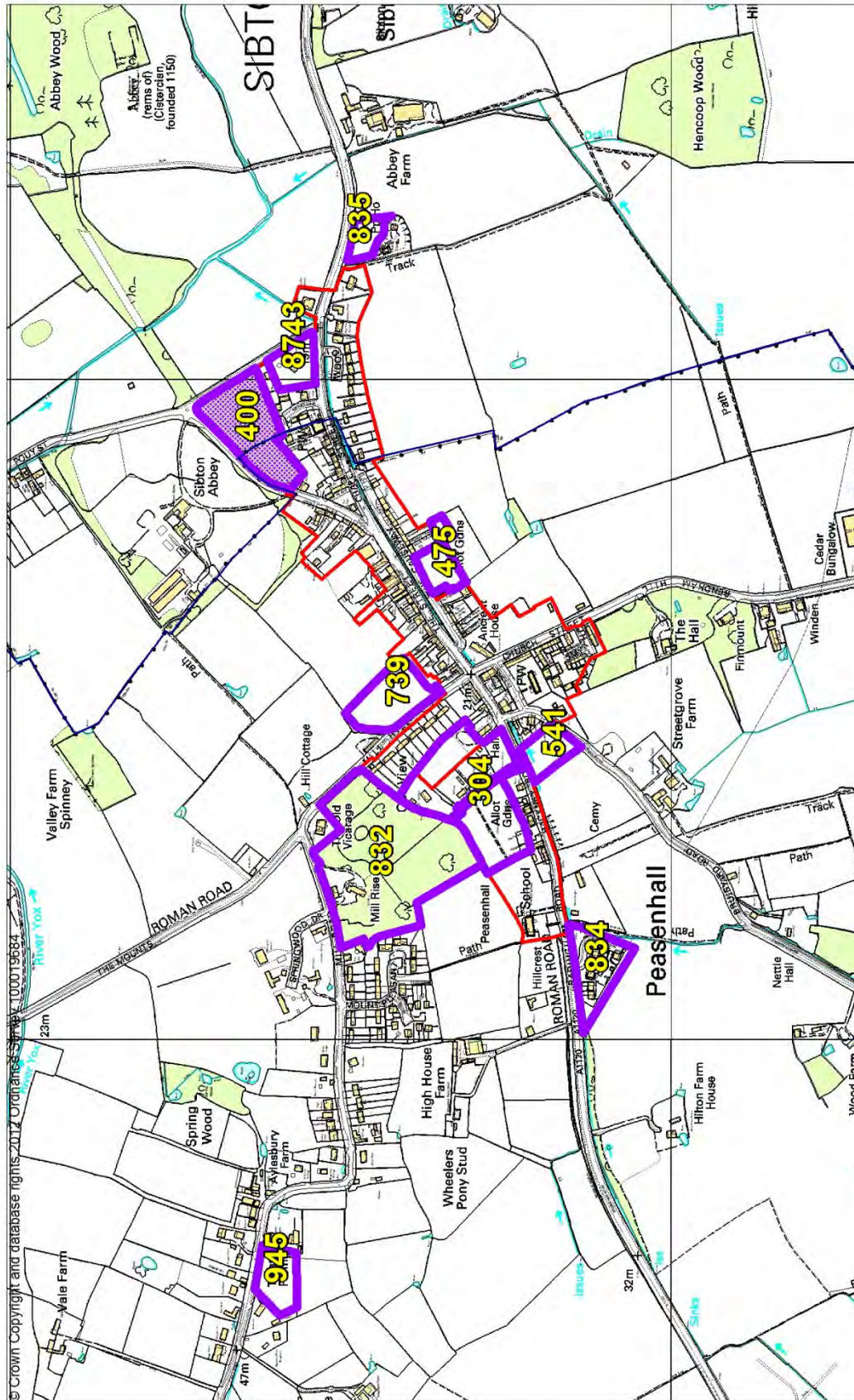
	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Parham	10	0	3	1	0	10



Peasenhall (with part of Sibton) - Suggested Physical Limits

Scale 1:5000





Map 3 - Peasehall inc part of Sibton SHLAA Sites

Scale 1:7500



Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
400	Peasenhall	Land at Sibton Road opposite Peasenhall and Sibton Methodist Church	1.34	6	Suitable
739	Peasenhall	Land opposite 1-9 Oak View, Mill Hill	0.81	Highways advice: junction with A1120 unsuitable for further development.	not suitable
945	Peasenhall	Land east of Newlands, Mill Road	0.52	Highways advice: poor visibility to A1120 east direction.	not suitable
304	Peasenhall	Adjacent to Primary School, Hackney Road	2.38	Impact on conservation area; important open space.	not suitable
475	Peasenhall	Land adjacent Bridge Cottages, The Causeway	0.42	Important open views within conservation area and SLA.	not suitable
541	Peasenhall	Land adjacent to The Glen, Bruisyard Road	0.4	Important gap for conservation area; poor access; important landscape views.	not suitable
832	Peasenhall	Land at and around Mill Rise, Mill Road	4	Woodland; prominent site; impact on landscape.	not suitable
872	Peasenhall	Land at The Club, Pouy Street	0.09		<0.25 ha

Table 2: Suggested Housing requirements 2010-2027

	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Peasenhall	10>50	6	2	4		0>10

Suffolk Coastal District Council has prepared draft Sustainability Appraisals for each of the sites identified as being deliverable and developable within the Council's Strategic Housing Land Availability Assessment (2014).

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- Felixstowe Housing Market Sub-Area,
- Framlingham Housing Market Sub-Area,
- Saxmundham Housing Market Sub-Area,
- Woodbridge Housing Market Sub-Area.

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The following tables show the results of site assessments against 23 sustainability appraisal objectives. Sites were given scored based on the anticipated effect housing development on those sites would have on the 23 objectives. More detail about the 23 objectives can be found in the scoping report, which includes indicators of to help identify and record effects. Anticipated effects are recorded as follows, with the abbreviation used in the tables shown in brackets:

- Significant positive effect (++)
- Minor positive effect (+)
- Neutral effect (0)
- Minor negative effect (—)
- Significant negative effect (—)
- Uncertain effect (?)

As stated above, further detail on the sustainability appraisal objectives and indicators can be found in the scoping report. Additional information on the how the scores were arrived at, potential mitigation measures and overall written conclusions can be found in the full site sustainability appraisals, which are grouped together by housing market sub-area (HMA) (i.e. East of Ipswich Plan Area HMA; Framlingham HMA; Saxmundham HMA and Woodbridge HMA).

Framlingham Housing Market Area

Parish (see below for key) →		Bad	Den	Eas	Pea	Wenhaston				Yox
SA objective ↓	Site ref →	627a	524	672a	400	695	733	938a	938b	642b
1. To improve the health of the population overall		—	++	—	—	—	+	—	—	—
2. To maintain and improve levels of education and skills in the population overall		0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social activity		+	+	+	+	+	+	+	+	+
4. To reduce poverty and social exclusion		0	0	0	0	0	0	0	0	0
5. To improve access to key services for all sectors of the population		+	+	+	+	---	---	---	---	+
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+	+	+	+	+
7. To meet the housing requirements of the whole community		+	+	+	+	+	+	+	+	+
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+	+	+	+	+
9. To maintain and where possible improve water quality		0	0	0	0	0	0	0	0	0
10. To maintain and where possible improve air quality		0	0	0	+	0	0	0	0	0
11. To conserve soil resources and quality		—	—	—	—	—	—	—	—	—
12. To use water and mineral resources efficiently, and re-use and recycle where possible		0	0	0	0	+	0	+	+	+
13. To reduce waste		—	—	—	—	—	—	—	—	—
14. To reduce the effects of traffic on the environment		—	0/—	—	—	—	—	—	—	—
15. To reduce emissions of greenhouse gasses from energy consumption		+	—	+	+	+	+	+	+	+
16. To reduce vulnerability to flooding		0	0	+	0	0	0	0	0	0
17. To conserve and enhance biodiversity and geodiversity		0	0	0	0	0	0	0	0	0
18. To conserve and where appropriate enhance areas of historical and archaeological importance		0	0	0	?	0	0	0	?	0
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		0	0	+	+	+	0	+	+	+
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		0	0	0	0	0	0	0	0	0
21. To revitalise town centres		0	0	0	0	0	0	0	0	0
22. To encourage efficient patterns of movement in support of economic growth		-	+	—	—	—	—	0	0	0
23. To encourage and accommodate both indigenous and inward investment		0	0	0	0	0	0	0	0	0

Bad: Badingham; Den: Dennington; Eas: Easton; Pea: Peasenhall; Yox: Yoxford

Scale 1:5000



Scale 1:5000




Table 1: All SHLAA sites Rendham (except those with Planning Permission or Planning Permission subject to section 106 agreement)

*No SHLAA sites submitted or considered

Table 2: Suggested housing requirements 2010-2027

	Allocation	Total Completions	N/S	U/C	Residual requirement
Rendham	10	1	1	1	0

Key
 Area to be Protected from Development

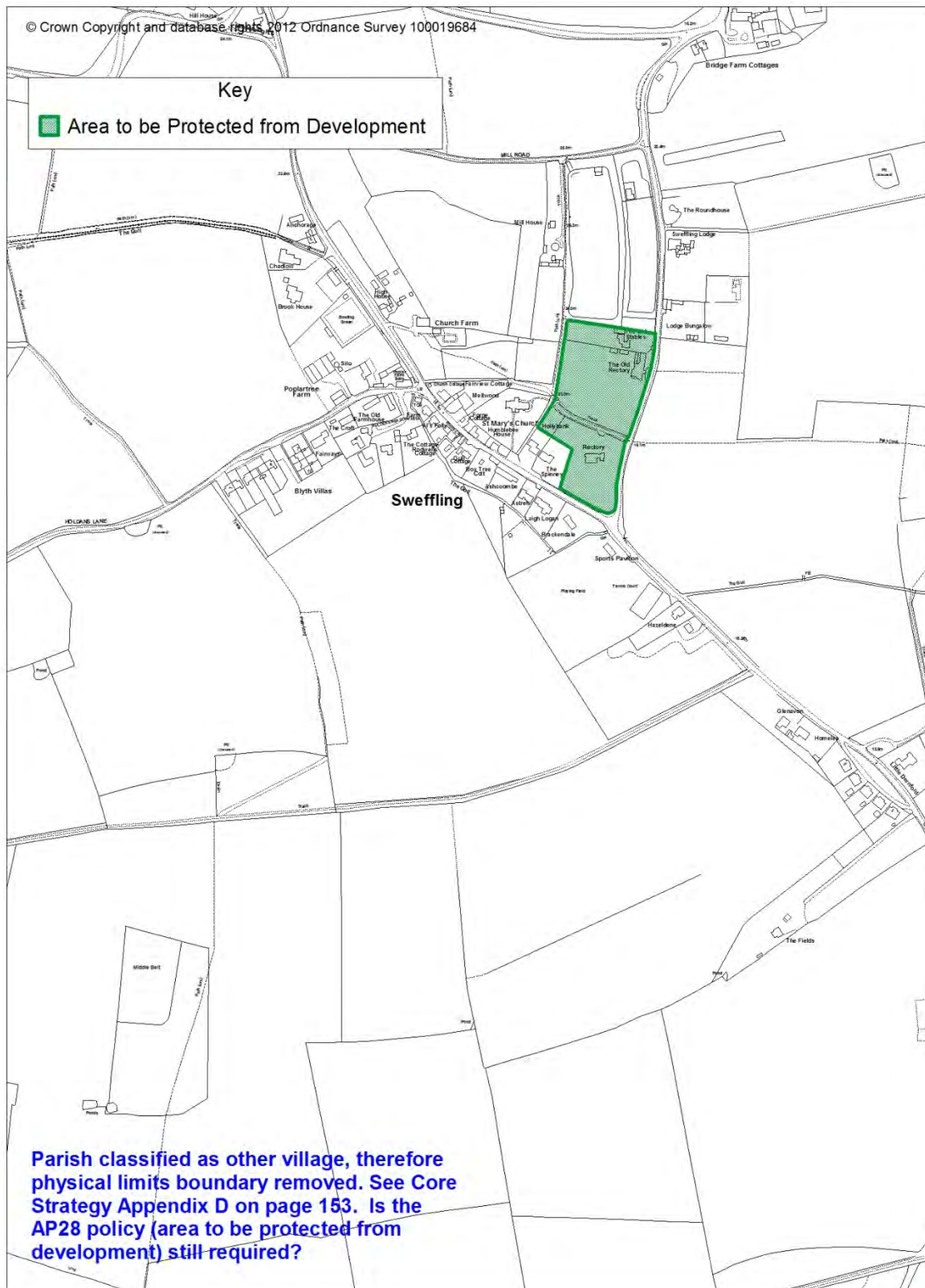


Parish classified as other village, therefore physical limits boundary removed. See Core Strategy Appendix D on page 153. Is the AP28 policy (area to be protected from development) still required?

Saxtead Green - Other Village

Scale 1:5000

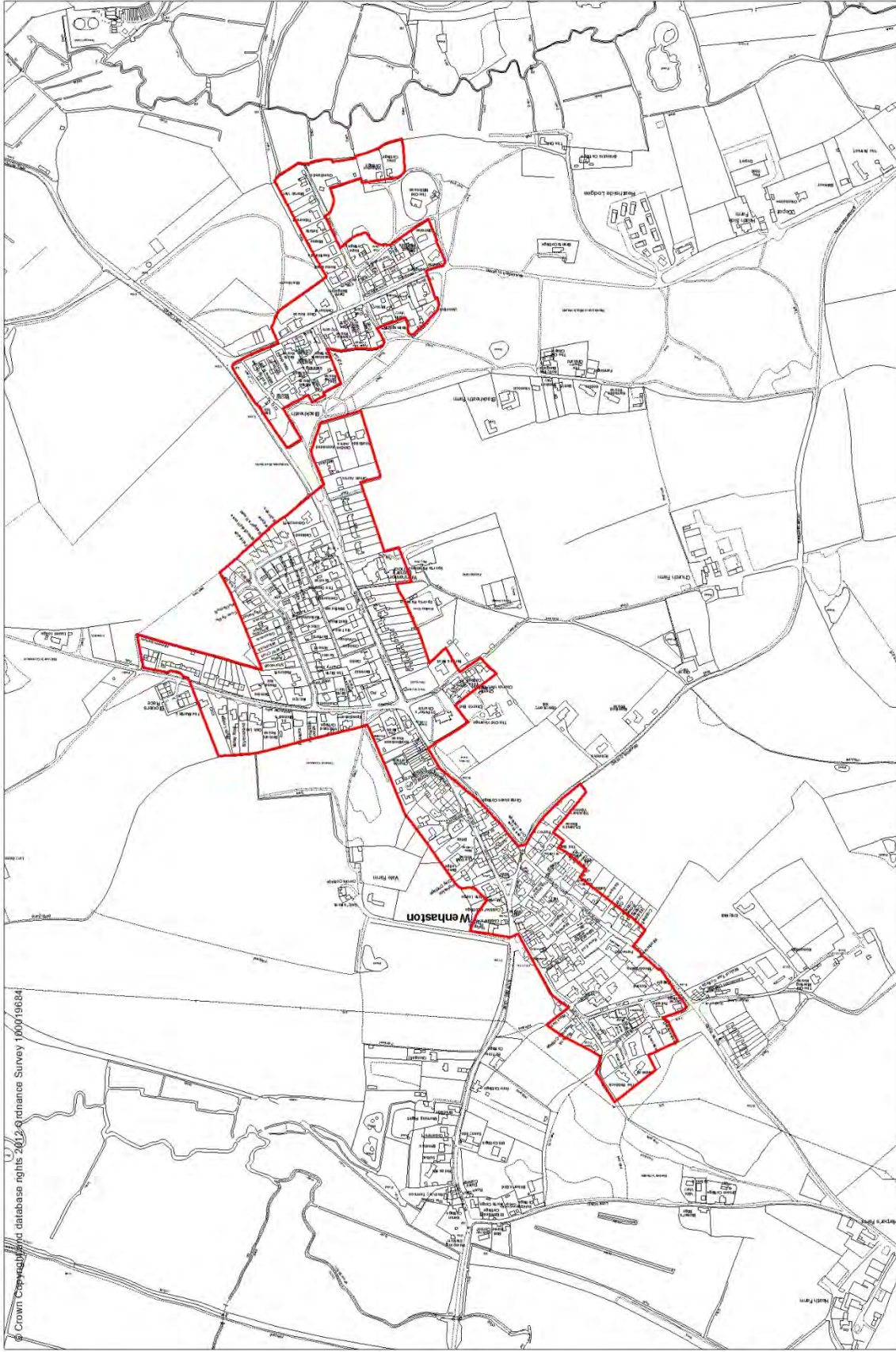




Sweffling - Other Village

Scale 1:5000

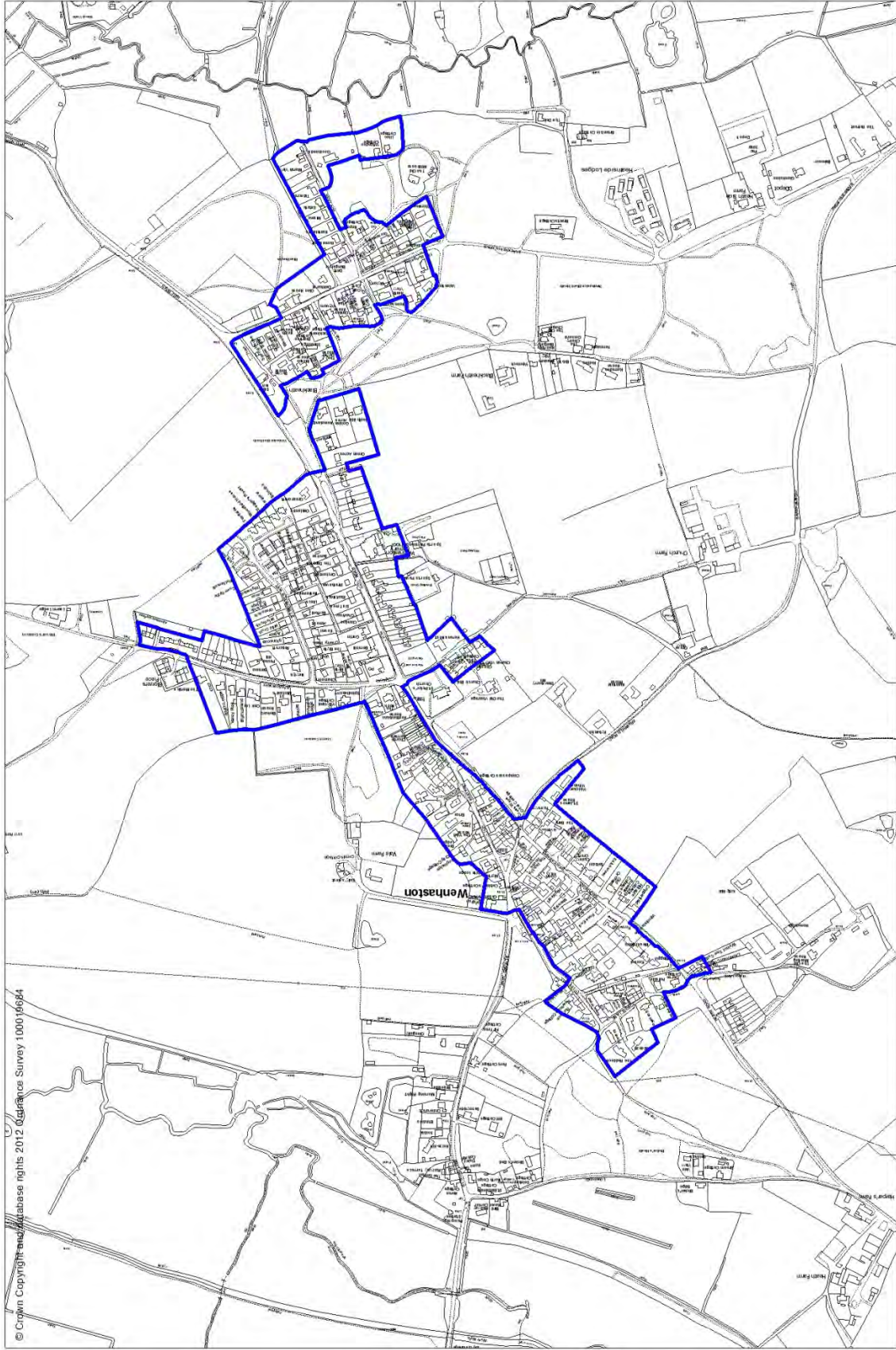




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Wenhaston - Existing Physical Limits

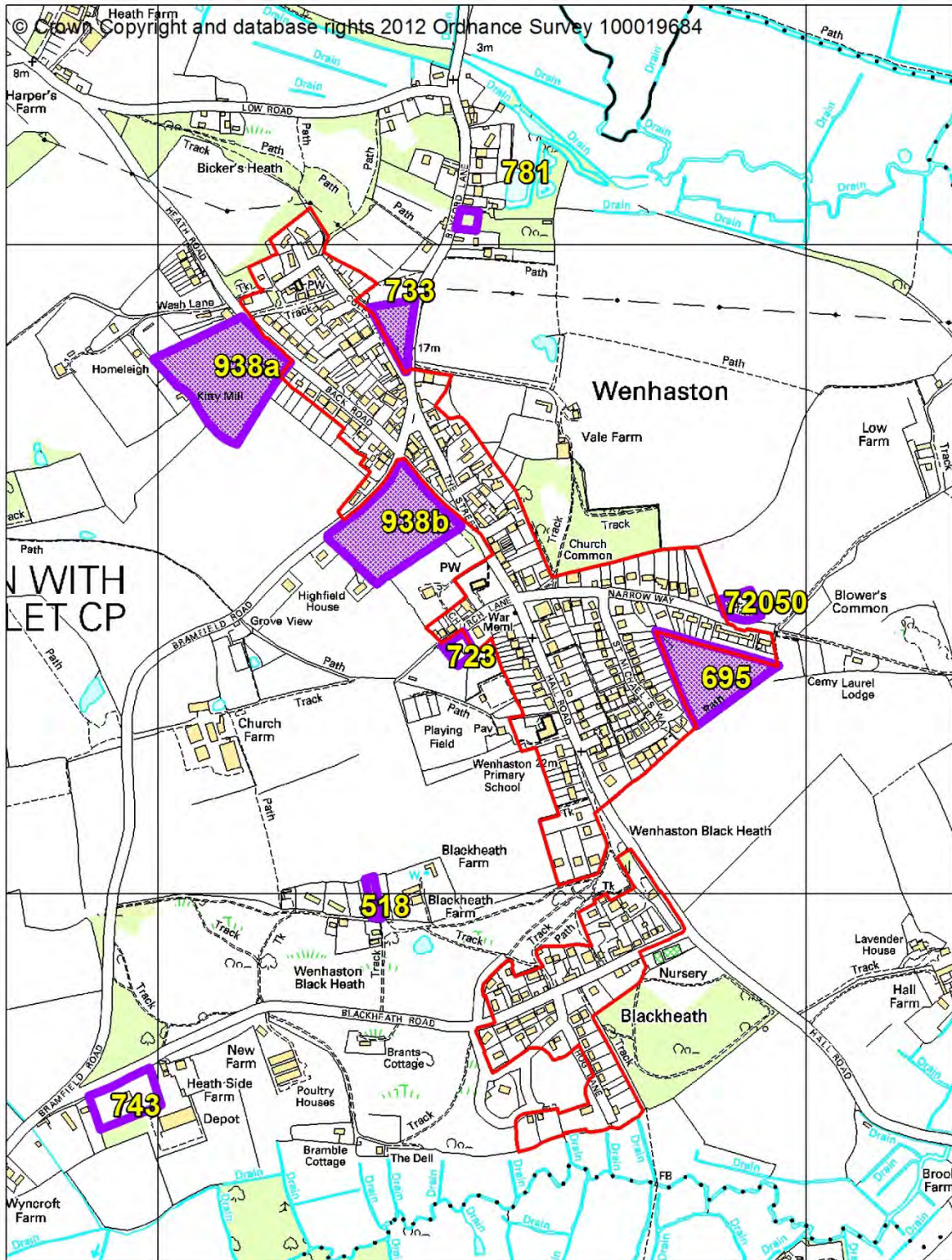
Scale 1:5000



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Wenhaston - Suggested Physical Limits

Scale 1:5000



Map 3 - Wehaston SHLAA Sites

Scale 1:7500



Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
938a	Wenhaston	Land south of Laburnum Cottages, Back Road	2.11	23	Suitable
938b	Wenhaston	Land between Wenhaston Church and Bramfield Road	1.83	20	Suitable
695	Wenhaston	Land off St Michaels Way and Narrow Way	1.26	14	Suitable
733	Wenhaston	Land off Coles Hill and Blyford Lane	0.39	4	Suitable
743	Wenhaston	Land at Glenholme, Blackheath Road	0.57	Recent land transaction: site no longer available	Unavailable
518	Wenhaston	Land adjacent to Bracken Way	0.09		Less than qtr ha
723	Wenhaston	Land west of Herons Nest, Church Road	0.14		Less than qtr ha
781	Wenhaston	Land between Hill Farm and Braeside, Blyford Lane	0.09		Less than qtr ha
72050	Wenhaston	Land north of 7 – 14 Narrow Way	0.2		Less than qtr ha

Table 2: Suggested Housing requirements 2010-2027

	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Wenhaston	10>20	1	1	3		5>15

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- Felixstowe Housing Market Sub-Area,
- Framlingham Housing Market Sub-Area,
- Saxmundham Housing Market Sub-Area,
- Woodbridge Housing Market Sub-Area.

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The following tables show the results of site assessments against 23 sustainability appraisal objectives. Sites were given scored based on the anticipated effect housing development on those sites would have on the 23 objectives. More detail about the 23 objectives can be found in the scoping report, which includes indicators of to help identify and record effects. Anticipated effects are recorded as follows, with the abbreviation used in the tables shown in brackets:

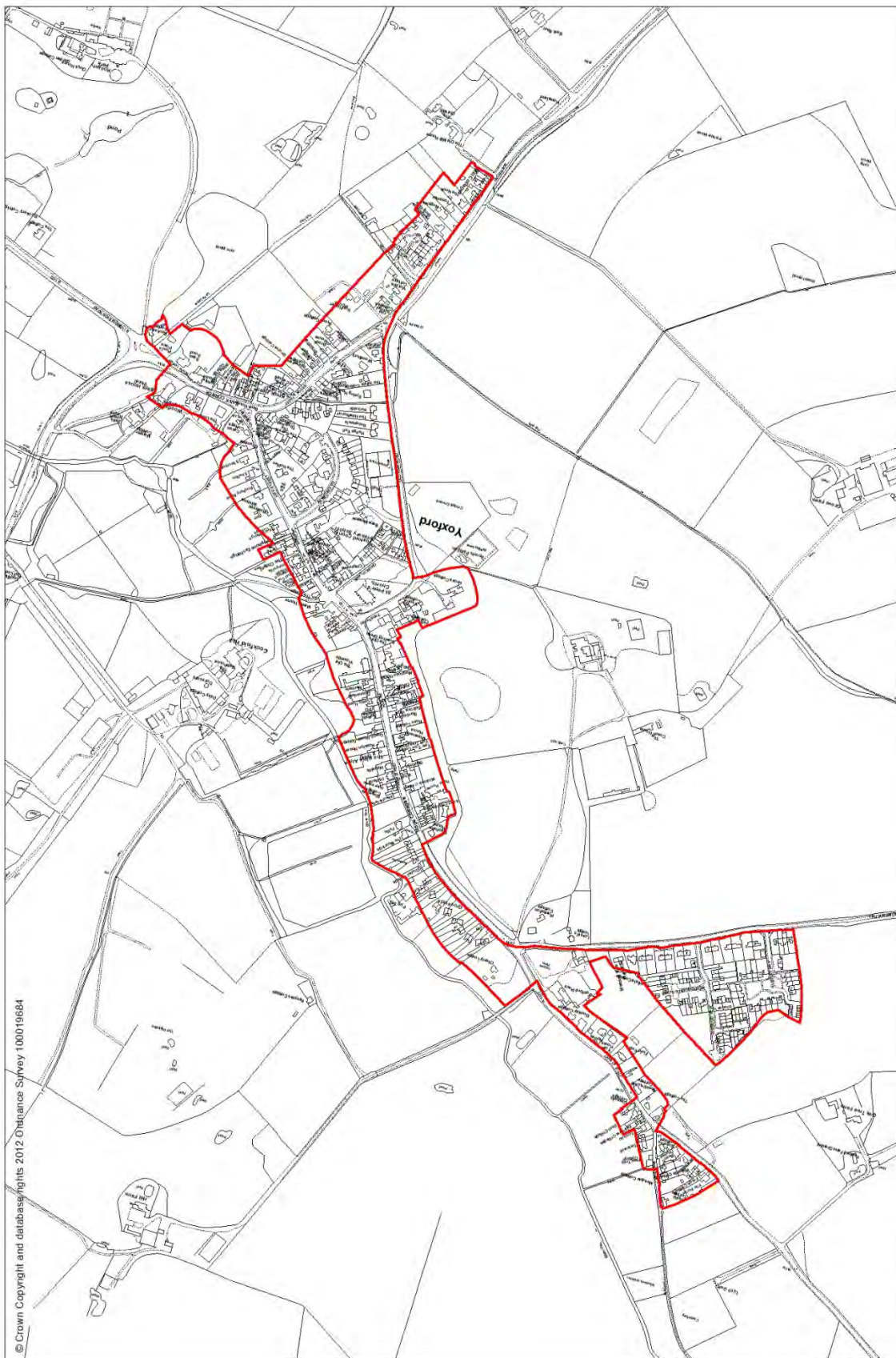
- Significant positive effect (++)
- Minor positive effect (+)
- Neutral effect (0)
- Minor negative effect (—)
- Significant negative effect (— —)
- Uncertain effect (?)

As stated above, further detail on the sustainability appraisal objectives and indicators can be found in the scoping report. Additional information on the how the scores were arrived at, potential mitigation measures and overall written conclusions can be found in the full site sustainability appraisals, which are grouped together by housing market sub-area (HMA) (i.e. East of Ipswich Plan Area HMA; Framlingham HMA; Saxmundham HMA and Woodbridge HMA).

Framlingham Housing Market Area


Parish (see below for key) →		Bad	Den	Eas	Pea	Wenhaston				Yox
SA objective ↓	Site ref →	627a	524	672a	400	695	733	938a	938b	642b
1. To improve the health of the population overall		—	++	—	—	—	+	—	—	—
2. To maintain and improve levels of education and skills in the population overall		0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social activity		+	+	+	+	+	+	+	+	+
4. To reduce poverty and social exclusion		0	0	0	0	0	0	0	0	0
5. To improve access to key services for all sectors of the population		+	+	+	+	---	---	---	---	+
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+	+	+	+	+
7. To meet the housing requirements of the whole community		+	+	+	+	+	+	+	+	+
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+	+	+	+	+
9. To maintain and where possible improve water quality		0	0	0	0	0	0	0	0	0
10. To maintain and where possible improve air quality		0	0	0	+	0	0	0	0	0
11. To conserve soil resources and quality		—	—	—	—	—	—	—	—	—
12. To use water and mineral resources efficiently, and re-use and recycle where possible		0	0	0	0	+	0	+	+	+
13. To reduce waste		—	—	—	—	—	—	—	—	—
14. To reduce the effects of traffic on the environment		—	0/—	—	—	—	—	—	—	—
15. To reduce emissions of greenhouse gasses from energy consumption		+	—	+	+	+	+	+	+	+
16. To reduce vulnerability to flooding		0	0	+	0	0	0	0	0	0
17. To conserve and enhance biodiversity and geodiversity		0	0	0	0	0	0	0	0	0
18. To conserve and where appropriate enhance areas of historical and archaeological importance		0	0	0	?	0	0	0	?	0
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		0	0	+	+	+	0	+	+	+
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		0	0	0	0	0	0	0	0	0
21. To revitalise town centres		0	0	0	0	0	0	0	0	0
22. To encourage efficient patterns of movement in support of economic growth		-	+	—	—	—	—	0	0	0
23. To encourage and accommodate both indigenous and inward investment		0	0	0	0	0	0	0	0	0

Bad: Badingham; Den: Dennington; Eas: Easton; Pea: Peasenhall; Yox: Yoxford

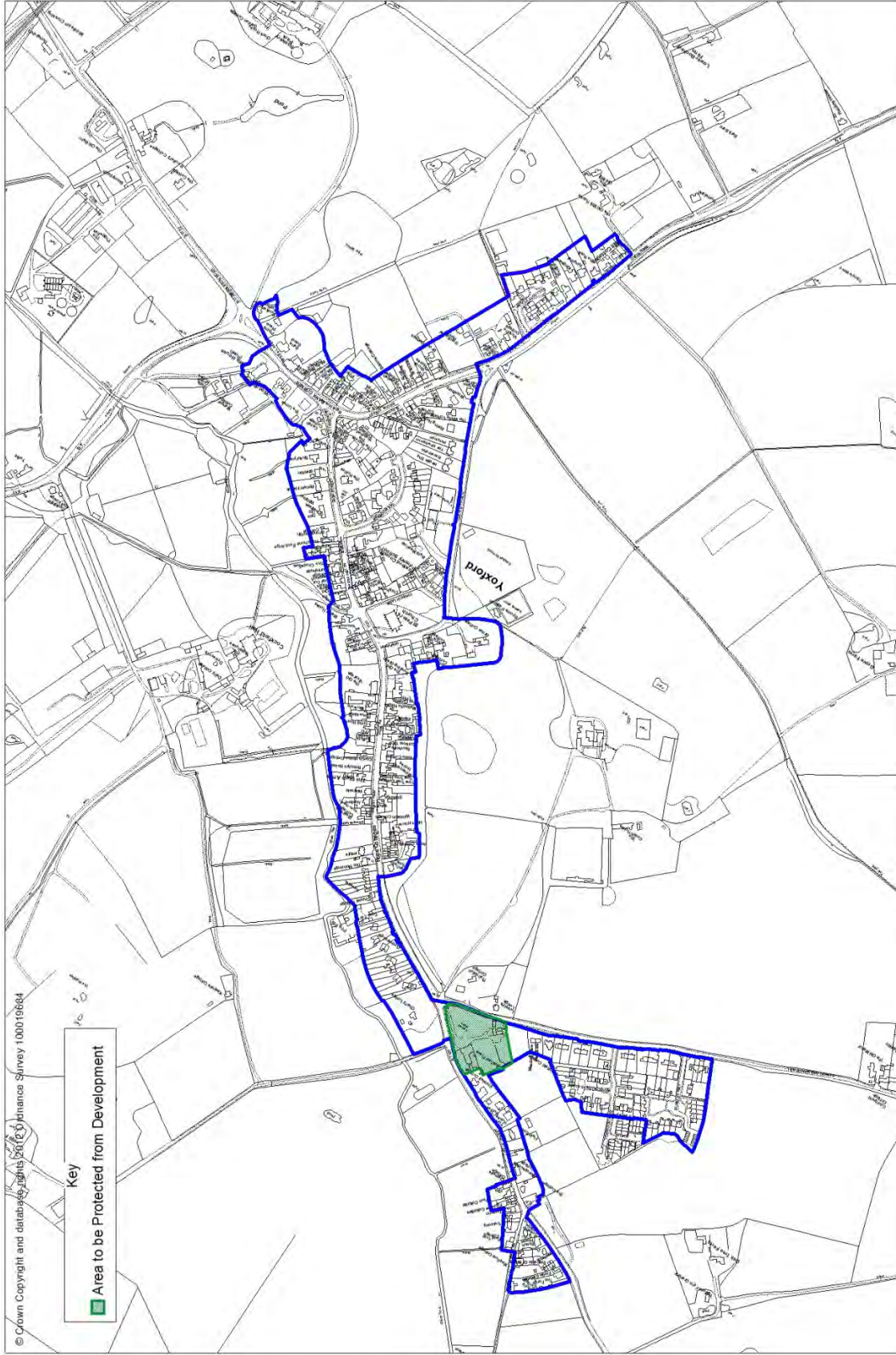


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Yoxford - Existing Physical Limits



Scale 1:5000

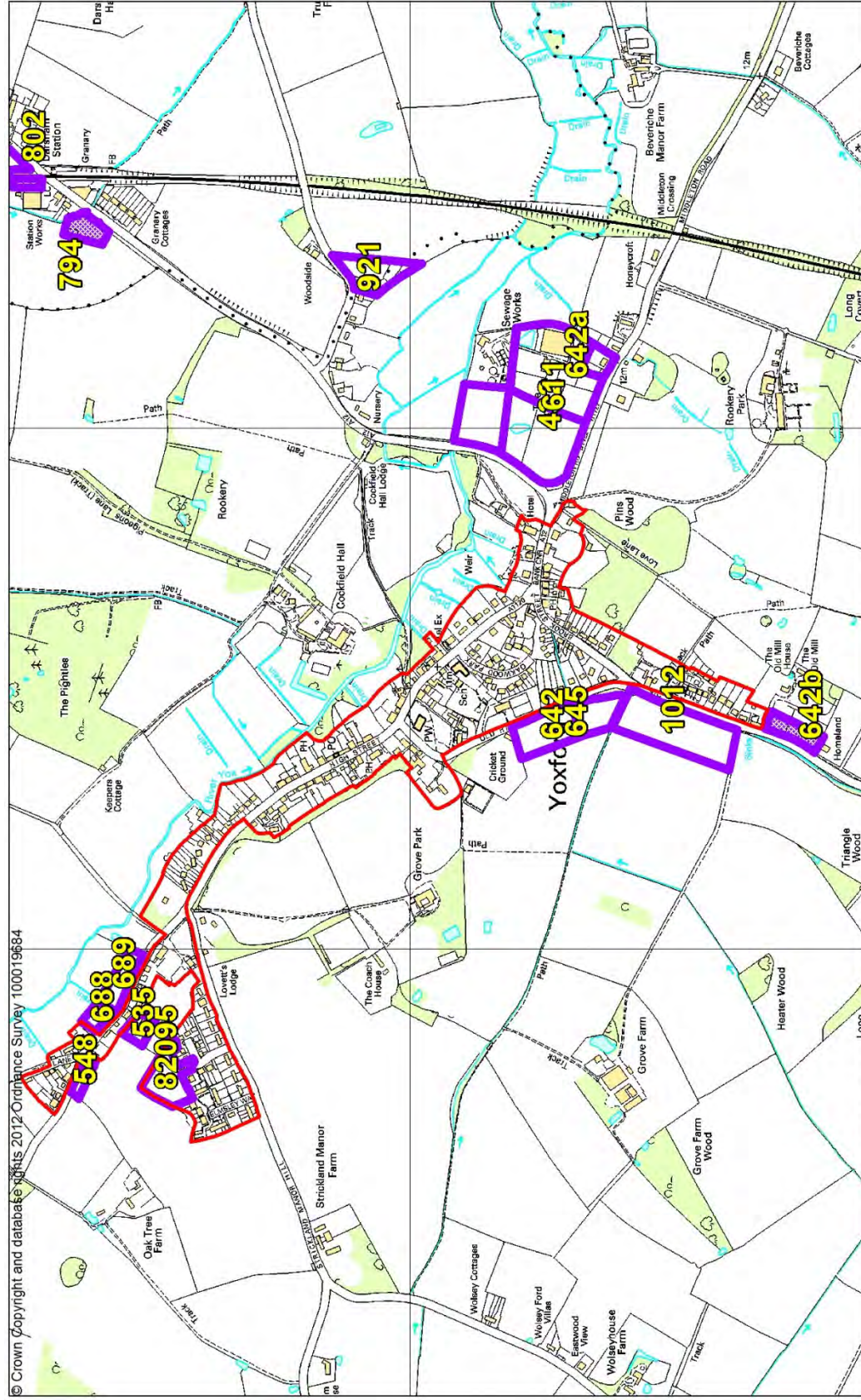


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Key
Area to be Protected from Development

Yoxford - Suggested Physical Limits

Scale 1:5000



Map 3 - Yoxford SHLAA Sites

Scale 1:9500



Table 1: All SHLAA sites (except those with Planning Permission or Planning permission subject to section 106 agreement)

Ref	Settlement	Address	Ha	Capacity or justification	SHLAA status
642b	Yoxford	Land adjacent to Homeland, Main Road	0.35	6	Suitable
432	Yoxford	The Pig Farm, Middleton Road	5.21	Poorly related to existing settlement.	not suitable
611	Yoxford	Land at Middleton Road, east of Yoxford	4.43	Poorly related to existing settlement.	not suitable
642	Yoxford	Within 645			not suitable
642a	Yoxford	Land at The Piggeries, Middleton Road	2.57	Poorly related to existing settlement.	not suitable
645	Yoxford	Land opposite Spring House, Old High Road	1.3	Historic parkland.	not suitable
689	Yoxford	Land opposite The Hollies, Little Street	0.4	Landscape impact.	not suitable
921	Yoxford	Land east of Boundary House, Westleton Road	0.67	Poorly related to existing settlement.	not suitable
1012	Yoxford	Land west of Cullcott Close		Poorly related to existing settlement; impact on historic park (Grove Park); landscape impact.	not suitable
535	Yoxford	land to the rear of Field End, Little Street	0.22		<0.25 ha
548	Yoxford	Land adjacent to Toad End, Little Street	0.16		<0.25 ha
688	Yoxford	Land adjacent Clematis Cottage, Little Street	0.18		<0.25 ha

Table 2: Suggested Housing requirements 2010-2027

	Suggested allocation	Total Completions	Extant N/S	Extant U/C	Planning permission and/or planning permission subject to s106 on SHLAA sites	Residual requirement
Yoxford	10>30	17	3	8		0

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- Saxmundham Housing Market Sub-Area,
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- Minor positive effect (+)
- Neutral effect (0)
- Minor negative effect (—)
- Significant negative effect (—)
- Uncertain effect (?)

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Framlingham Housing Market Area

Parish (see below for key) →		Bad	Den	Eas	Pea	Wenhaston				Yox
SA objective ↓	Site ref →	627a	524	672a	400	695	733	938a	938b	642b
1. To improve the health of the population overall		—	++	—	—	—	+	—	—	—
2. To maintain and improve levels of education and skills in the population overall		0	0	0	0	0	0	0	0	0
3. To reduce crime and anti-social activity		+	+	+	+	+	+	+	+	+
4. To reduce poverty and social exclusion		0	0	0	0	0	0	0	0	0
5. To improve access to key services for all sectors of the population		+	+	+	+	---	---	---	---	+
6. To offer everybody the opportunity for rewarding and satisfying employment		+	+	+	+	+	+	+	+	+
7. To meet the housing requirements of the whole community		+	+	+	+	+	+	+	+	+
8. To improve the quality of where people live and to encourage community participation		+	+	+	+	+	+	+	+	+
9. To maintain and where possible improve water quality		0	0	0	0	0	0	0	0	0
10. To maintain and where possible improve air quality		0	0	0	+	0	0	0	0	0
11. To conserve soil resources and quality		—	—	—	—	—	—	—	—	—
12. To use water and mineral resources efficiently, and re-use and recycle where possible		0	0	0	0	+	0	+	+	+
13. To reduce waste		—	—	—	—	—	—	—	—	—
14. To reduce the effects of traffic on the environment		—	0/—	—	—	—	—	—	—	—
15. To reduce emissions of greenhouse gasses from energy consumption		+	—	+	+	+	+	+	+	+
16. To reduce vulnerability to flooding		0	0	+	0	0	0	0	0	0
17. To conserve and enhance biodiversity and geodiversity		0	0	0	0	0	0	0	0	0
18. To conserve and where appropriate enhance areas of historical and archaeological importance		0	0	0	?	0	0	0	?	0
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		0	0	+	+	+	0	+	+	+
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		0	0	0	0	0	0	0	0	0
21. To revitalise town centres		0	0	0	0	0	0	0	0	0
22. To encourage efficient patterns of movement in support of economic growth		-	+	—	—	—	—	0	0	0
23. To encourage and accommodate both indigenous and inward investment		0	0	0	0	0	0	0	0	0

Bad: Badingham; Den: Dennington; Eas: Easton; Pea: Peasenhall; Yox: Yoxford



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01394 444761**

如果你有需要，我們可以把這份單張翻譯成另一種語言	Chinese
Na życzenie przetłumaczymy niniejszą ulotkę na inny język	Polish
Contacte-nos, caso deseje este folheto traduzido para outra língua.	Portuguese

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